

70109

No. S-30613  
**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

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MERRILL J. HABERMAN

convey(s) to JEFFREY D. BIXLER and LINDA J. BIXLER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
Lot 64, CLOVERDALE, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. Reservations and restrictions as set forth in Deed dated April 30, 1947, recorded May 5, 1947 in Book 206 at page 31, Deed Records of Klamath County, Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 33,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of December, 19 86.

*[Signature of Merrill J. Haberman]*

GENERAL ACKNOWLEDGMENT

State of CALIFORNIA

County of SANTA BARBARA

SS.

On this the 24th day of December, 19 86, before me,

Betty Irmgard Rozek

the undersigned Notary Public, personally appeared

MERRILL HABERMAN

☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he executed it.  
WITNESS my hand and official seal.



*[Signature of Betty Irmgard Rozek]*  
Notary's Signature

After recording return to:

Jeffrey & Linda Bixler  
15440 Delaware  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

on this 5th day of Jan. A.D. 19 87  
at 4:03 o'clock P.M. and duly recorded  
in Vol. M87 of Deeds Page 180  
By Evelyn Biehn, County Clerk  
Deputy.

Fee \$10.00