

AmeriTitle
NTC 133901 AM

Anthony B. Bixler and Donna M. Bixler,
as Tenants by the Entirety, as to Parcel 1;
Anthony B. Bixler and Donna M. Bixler,
Trustees of the Bixler Revocable Trust dated June 13, 2003,
as to Parcels 2 and 3
27233 Rocky Point Rd
Klamath Falls OR 97601

2017-004139
Klamath County, Oregon
04/20/2017 03:43:00 PM
Fee: \$47.00

Grantor's Name and Address

Anthony B. Bixler and Donna M. Bixler
27233 Rocky Point Rd
Klamath Falls OR 97601

Grantee's Name and Address

Anthony B. Bixler and Donna M. Bixler
27233 Rocky Point Rd
Klamath Falls OR 97601

This Space Reserved For Recorders Use

After recording, return to (Name, Address, Zip):

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS Anthony B. Bixler and Donna M. Bixler, as Tenants by the Entirety, as to Parcel 1; Anthony B. Bixler and Donna M. Bixler, Trustees of the Bixler Revocable Trust dated June 13, 2003, as to Parcels 2 and 3 does hereby grant, bargain, sell and convey unto Anthony B. Bixler and Donna M. Bixler, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Jackson County, State of Oregon, described as follows, to-wit:

On Exhibit A Attached:

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns, forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 03/14/2017 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board or directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Anthony B. Bixler, Trustees
Donna M. Bixler, Trustees

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

BY **Anthony B. Bixler and Donna M. Bixler,**
Trustees of the Bixler Revocable Trust dated June 13, 2003,
as to Parcels 2 and 3

Brenden King
Notary Public for Oregon

My commission expires Oct 13, 2019



Exhibit A

PARCEL 1: Lots 6 and 7 of Harriman Park, according to the official plat thereof on file in the office of the Coutny Clerk, Klamath County, Oregon.

PARCEL 2: Lot 8 of Harriman Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3: A tract of land situated in Tract A of Harriman Park, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 8 of said Harriman Park, thence South 01°48'00" East, along the Southerly extension of the Westerly line of said Lot 8 to the Northerly line of the artificial (constructed) waterway described in Deed Volume M66, page 8802 of the Klamath County Deed Records; thence Northeasterly along said Northerly line of said waterway to the Southwesterly corner of that tract of land described in Deed Volume M69, page 8007 of said deed records; thence North 38°56'40" East along the Westerly line of said Tract of Land (M69, page 8007) 149.23 feet; thence North 04°40'00" West 20 feet to the Northerly line of a 20 foot private road; thence Easterly along said Northerly line to the Southwesterly right of way line of Dugout Lane; thence North 39°46' West along said right of way line to the Southeasterly corner of Lot 6 of said Harriman Park; thence South 88°12' West along the Southerly lines of Lots 6, 7 and 8 of said Harriman Park to the point of beginning.