

2017-012110

Klamath County, Oregon



00212091201700121100050052

10/24/2017 08:52:55 AM

Fee: \$62.00

Prepared By:

June Woodwick
2681 Lakeshore Drive
Klamath Falls, Oregon 97601

After Recording Return To:

June Woodwick
2681 Lakeshore Drive
Klamath Falls, Oregon 97601

*Mail tax bill to:
Anthony Bixler*

Address on 2nd page

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 23, 2017 THE GRANTOR(S),

- June M. Woodwick, a single person,

for and in consideration of: \$1,300.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Anthony Bixler and Donna Bixler ^{Husband & wife} a married couple, residing at 27233 Rocky Point Road, Klamath Falls, Klamath County, Oregon 97601

the following described real estate, situated in an unincorporated area in the County of Klamath Falls, State of Oregon:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R840861



Mail Tax Statements To:
Anthony Bixler
27233 Rocky Point Road
Klamath Falls, Oregon 97601

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

[SIGNATURE PAGE FOLLOWS]

OFFICE
ROCHELLE
NOTARY PUBLIC
COMMISSION
MY COMMISSION EXPIRES

Grantor Signatures:

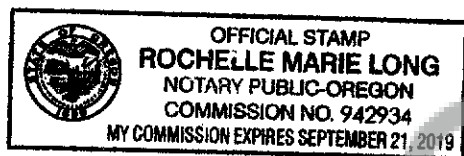
DATED: October 24, 2017

June M. Woodwick
June M. Woodwick
2681 Lakeshore Drive
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH FALLS, ss:

This instrument was acknowledged before me on this 24 day of October,
2017 by June M. Woodwick.

Rochelle Marie Long
Notary Public



Notary Public - Oregon
Title (and Rank)

My commission expires September 21, 2019

AL STAMP
MARIE LO
BLIC-OREGO
IN NO. 94293
ES SEPTEMBER

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

Unofficial
Copy

F.T.L.P.O.

T36S R06E WM - *lying in Section 3.*

That por of Tract A of Harriman Park, Klamath Co, OR, m/p desc as fol:

Baap in the Ely r/w line of Dugout Ln, which is the most Sly cor
of Lot 3 of sd Harriman Park and is marked with a $\frac{1}{2}$ " IP;
th S $50^{\circ}14'W$ a dist of 50' to the Wly r/w line of Dugout Ln;
th S $39^{\circ}46'E$ alg sd r/w line 85.5' to the True POB of this desc;
th S $88^{\circ}37'00''W$ 144.80';
th S $85^{\circ}20'00''W$ 154';
th N $04^{\circ}00'00''W$ 20' to the N line of a 20' private Rd;
th N $85^{\circ}20'00''E$ 154' m/l;
th N $88^{\circ}37'00''E$ 144.80' m/l to the W r/w line of Dugout Ln;
th S $39^{\circ}46'00''E$ to POB.