



10/30/2017 11:58:39 AM

Fee: \$52.00

Anthony B. Bixler and Donna M. Bixler
27233 Rocky Point Road
Klamath Falls, OR 97601
Grantor's Name and Address

Anthony B. Bixler and Donna M. Bixler

Grantee's Name and Address

After recording return to:
Anthony B. Bixler and Donna M. Bixler

Returned at Counter

Until a change is requested all tax statements shall be sent to the following address:
No Change

ANTHONY B. BIXLER AND DONNA M. BIXLER
27233 ROCKY POINT ROAD
KLAMATH FALLS OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Anthony B. Bixler and Donna M. Bixler, Husband and Wife

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Anthony B. Bixler and Donna M. Bixler, Husband and Wife

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is **0 to combine property**. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 30th day of October, 2017; if a corporate grantor, 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 of directors.

Anthony B. Bixler
Anthony B. Bixler

Donna M. Bixler
Donna M. Bixler

State of } ss
County of }

On this day of 10/30/17, before me, a Notary Public in and for said state, Anthony B. Bixler and Donna M. Bixler personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa M. Kessler
Notary Public for the State of Oregon

Commission Expires: February 1, 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 County 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

PARCEL 4:

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 ½" IP;
th S 50°14'W a dist of 50' to the Wly r/w line of Dugout Ln;
th S 39°46'E alg sd r/w line 85.5' to the True POB of this desc;
th S 88°37'00"W 144.80';
th S 85°20'00"W 154';
th N 04°00'00"W 20' to the N line of a 20' private Rd;
th N 85°20'00"E 154' m/l;
th N 88°37'00"E 144.80' m/l to the W, r/w line of Dugout Ln;
th S 39°46'00"E to POB.