



2023-002248
Klamath County, Oregon
03/31/2023 02:33:03 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Elizabeth K. Aruja

27233 Rocky Point Road

Klamath Falls, OR 97601

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

Elizabeth K. Aruja

27233 Rocky Point Road

Klamath Falls, OR 97601

File No. 578578AM

STATUTORY WARRANTY DEED

Anthony B. Bixler and Donna M. Bixler, Trustees of the Bixler Revocable Trust dated June 13, 2003,

Grantor(s), hereby convey and warrant to

Elizabeth K. Aruja,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$445,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 22 day of March, 2023

Bixler Revocable Trust

By: Anthony B. Bixler
Anthony B. Bixler, Trustee

By: Donna M. Bixler
Donna M. Bixler, Trustee

State of Oregon } ss
County of Klamath

On this 22 day of March, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Anthony B. Bixler and Donna M. Bixler, Trustees of the Bixler Revocable Trust dated June 13, 2003, 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.

Emily Coe

Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: 9/27/2025



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:

All that portion of Tract A of Harriman Park according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Easterly right of way line of Dugout Lane, which is the most Southerly corner of Lot 3 of said Harriman Park and is marked with a 1/2" IP; thence South 50°14' West a distance of 50 feet to the Westerly right of way line of Dugout lane; thence South 39°46' East along said right of way line 85.5 feet to the true point of beginning of this description; thence South 88°37'00" West 144.80 feet; thence South 85°20'00" West 154 feet; thence North 04°00'00" West 20 feet to the North line of a 20 foot private road; thence North 85°20'00" East 154 feet more or less; thence North 88°37'00" East 144.80 feet more or less to the Westerly right of way line of Dugout Lane; thence South 39°46'00" East to the point of beginning.