

M06-08989

Klamath County, Oregon

05/08/2006 09:18:25 AM

Pages 3 Fee: \$31.00

Mail after recording to: ☐ PREPARER ☒ GRANTEE

Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by: Name: Michael B. Adams
Address: 123 135th Ave. SE Signature: Michael B. Adams
City/State/Zip: Snohomish, WA 98290 Phone: 425-334-4364

Tax Parcel/Lot Identifier Number: R-2508-00500-00401-000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 22 day of Feb, 2006, by and between

GRANTOR

**Michael B. Adams and wife,
Rebecca L. Adams**

Tax/Mailing Address:
**123 135th Avenue S.E.
Snohomish, WA 98290**

GRANTEE

Musetta C. Dixon, an individual,
☐ married ☒ unmarried

Tax/Mailing Address:
**38436 Kickbusch Lane
Springfield, OR 97478**

AND

Michelle L. Barth, an individual,
☒ married ☐ unmarried

Tax/Mailing Address:
**3049 Hayden Bridge Rd.
Springfield, OR 97477**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of **Zero Dollars (\$0.00)** in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of _____, County of Klamath, State of Oregon to wit: **SEE ATTACHED DESCRIPTION OF PROPERTY**

**DESCRIPTION OF PROPERTY
FOR QUITCLAIM DEED DATED**

2-22, 2006

Grantor: Michael B. Adams Grantor: Rebecca L. Adams
Grantee: Musetta C. Dixon Grantee: Michelle L. Barth

The North one-half of the North one-half of the Southwest one-quarter of the Northeast one-quarter (N 1/2 N 1/2 SW 1/4 NE 1/4) of Section Five (5), Township Twenty-five (25) South, Range Eight (8) East of the Willamette Meridian, Klamath County, Oregon, subject to easements and restrictions of record.

EXCEPT the North one-half of the North one-half of the Northeast one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a 15 foot easement adjacent to and along the Eastern boundary for mutual roadway.

ALSO EXCEPT the S1/2 N1/2 NE1/4 SW1/4 NE1/4 in Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Except for a fifteen foot wide driveway easement, retained by Grantor-Seller and his heirs and assigns, adjacent to and along the entire eastern border of said property for a mutual driveway and a seven and one-half foot easement along the southern border for mutual access.

Grantor: Michael B. Adams (Signature)

Grantor: Rebecca L. Adams (Signature)

Previously referenced as follows: Book/Volume M98, Page/Folio 455 of the Recorder of Klamath County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$0.00.

THE PROPERTY DESCRIBED HEREIN: a) ☒ is not a part of the homestead of Grantor. b) ☐ is a part of the homestead of Grantor and Grantor hereby releases all rights of dower.

TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

Michael B. Adams
Signature of Grantor
Michael B. Adams
(Print name of Grantor)

Dawn Mills
Signature of Witness
Dawn Mills
Print name of Witness

Rebecca L. Adams
Signature of Grantor
Rebecca L. Adams
(Print name of Grantor)

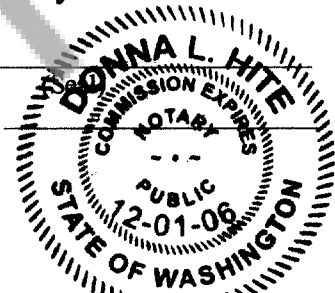
Dawn Mills
Signature of Witness
Dawn Mills
Print name of Witness

State of Washington
County of King

This instrument was acknowledged before me on February 22, 2004 by Michael B. Adams

Donna L. Hite
Notary Public (Signature)
Donna L. Hite
Printed Name of Notary

Title
My Commission Expires on



State of Washington
County of King

This instrument was acknowledged before me on February 22, 2004 by Rebecca L. Adams

Donna L. Hite
Notary Public (Signature)

Donna L. Hite
Printed Name of Notary

Title (Seal)

My Commission Expires on

