

2012-009631

Klamath County, Oregon



00123567201200096310030038

08/31/2012 08:37:15 AM

Fee: \$47.00

After Recording Return to:

John C. Umess
1011 Harlow Road Ste. 300
Springfield, OR 97477

Recording Sticker

**Until a change is requested,
send tax statements to:**

Musetta C. Dixon & Michelle L. Barth
38436 Kickbusch Lane
Springfield, OR 97478

CONSIDERATION: None.

* * * * *

**STATUTORY BARGAIN AND SALE DEED
(Statutory Form ORS 93.860)**

MICHAEL B. ADAMS and REBECCCA L. ADAMS, husband and wife, Grantors,
convey to **MUSETTA C. DIXON and MICHELLE L. BARTH**, Grantees, all of their interest
in the following described real property, including any interest or rights to gas, oil and/or
minerals:

See Exhibit "A" attached hereto.

**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, AND 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**

Statutory Bargain and Sale Deed

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

Dated this 24th day of August, 2012.

Michael B. Adams
MICHAEL B. ADAMS

Rebecca L. Adams
REBECCA L. ADAMS

STATE OF WASHINGTON)
County of SAN JUAN) ss.

The foregoing instrument was acknowledged before me this 24th day of August, 2012, by **MICHAEL B. ADAMS** and **REBECCA L. ADAMS**, husband and wife.

Kira J. Sable
Notary Public for Washington
My Commission Expires: 4-18-16

247442



Statutory Bargain and Sale Deed

EXHIBIT A

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.