

2013-007867

Klamath County, Oregon



00139053201300078670040043

07/12/2013 08:57:54 AM

Fee: \$52.00

**Prepared By:**

Sean Micken  
2230 NW 5th Street  
Bend, Oregon 97701

**After Recording Return To:**

Sean Micken  
2230 NW 5th Street  
Bend, Oregon 97701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUIT CLAIM DEED**

On May 09, 2013 THE GRANTOR(S),

- Darrell J. Micken and Lee E. Micken, a married couple,  
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration  
conveys, releases and quit claims to the GRANTEE(S):

- Sean M. Micken, a single person, residing at 2230 NW 5th Street, Bend, Deschutes  
County County, Oregon 97701  
the following described real estate, situated in Klamath Falls, in the County of Klamath County,  
State of Oregon:

Legal Description: see Exhibit 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: R-3908-032AO-01100-000

Mail Tax Statements To:

Sean Micken  
2230 NW 5th Street  
Bend, Oregon 97701

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]**

**Grantor Signatures:**

DATED: 7-8-13

[Signature]

Darrell J. Micken  
515 Lexington Drive  
Bozeman, Montana  
59715

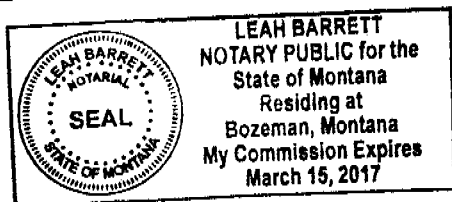
DATED: 7-8-13

[Signature]

Lee E. Micken  
515 Lexington Drive  
Bozeman, Montana  
59715

STATE OF MONTANA, COUNTY OF GALLATIN, ss:

This instrument was acknowledged before me on this 8 day of July 2013,  
2013 by Darrell J. Micken and Lee E. Micken.



[Signature] Leah Barrett

Notary Public

Notary Public  
Title (and Rank)

My commission expires March 15 2017

Notary Address:

208 E. Main St  
Bozeman MT  
\_\_\_\_\_  
\_\_\_\_\_

Signature and Notary for Quit Claim Deed regarding 12883 Hwy 66

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A PARCEL OF LAND WITHIN THAT TRACT OF REAL PROPERTY RECORDED IN VOLUME 259 ON PAGE 658 OF DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED THEREIN AS BEING SITUATED IN SECTIONS 29 AND 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED TRACT OF REAL PROPERTY, WHICH CORNER IS RECORDED AS BEING IN AN OLD ESTABLISHED FENCE LINE DISTANT 368 FEET WEST, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, T. 39 S., R. 8 E.W.M.; THENCE S 06° 21' E. ALONG THE WEST BOUNDARY OF SAID TRACT OF REAL PROPERTY A DISTANCE OF 3289.58 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 67° 22' E. 658.62 FEET; THENCE N. 04° 11' 20" W. 324.00 FEET; THENCE S. 70° 55' 45" W. 660.53 FEET; THENCE S. 06° 21' E. 362.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING IN SECTION 32, T. 39 S., R. 8 E.W.M., KLAMATH COUNTY, OREGON.**

**EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, ALL THAT PORTION LYING NORTH OF A LINE PARALLEL WITH THE SOUTH BOUNDARY THEREOF AND 181.00 FEET DISTANT FROM SAID SOUTH BOUNDARY AS MEASURED ALONG THE EAST BOUNDARY, CONTAINING 2.61 ACRES MORE OR LESS.**

**TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS ACROSS A 60 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE STEEL STAKE WHICH MARKS THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME M-66 AT PAGE 7445 OF DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE S. 4°11.3' E., 317.41 FEET ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL TO AN IRON PIN; THENCE S. 4°11.3' E., 546.30 FEET TO A STEEL STAKE LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OREGON HIGHWAY 66 AS CONSTRUCTED; THENCE N. 72°56.4' E. 30.77 FEET ALONG SAID RIGHT OF WAY LINE TO A STEEL STAKE; THENCE N. 72°56.4', 30.77 FEET ALONG SAID RIGHT OF WAY LINE TO A STEEL STAKE; THENCE N. 4°11.3' W. 852.66 FEET TO A STEEL STAKE; THENCE S. 74°20.9' W. 30.61 FEET TO A STEEL STAKE, THENCE S. 74°20.9' W., 30.61 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.**

**NOTE:** This legal description was created prior to January 1, 2008.