

2013-012658

Klamath County, Oregon



00144970201300126580040049

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

11/13/2013 09:07:34 AM

Fee: \$52.00

WHEN RECORDED RETURN TO:

Musetta Dixon
38436 Kickbusch Lane
Springfield, Oregon 97478

MAIL TAX STATEMENTS TO:

Musetta C Dixon
38436 Kickbusch Lane
Springfield, Oregon 97478

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Musetta C. Dixon, a single person,
- Michelle L Barth, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Musetta C Dixon 1/3 (one third ownership), 38436 Kickbusch Lane, Springfield, Lane County, Oregon, 97478,
- Michelle L Barth 1/3 (one third ownership), 3049 Hayden Bridge Rd, Springfield, Lane County, Oregon, 97477,
- Ryan B Adams 1/6 (one sixth ownership), 1304 211th Place SW, Lynnwood, Snohomish County, Washington, 98036,
- Taryn M Adams 1/6 (one sixth ownership), 123 135th Ave SE, Snohomish, Snohomish County, Washington, 98290,

as tenants in common, the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): 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 grants, 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. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: TWP 25 RNGE 8, BLOCK SEC 5, TRACT N2N2SW4NE4, ACRES 5.00

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

Grantor Signatures:

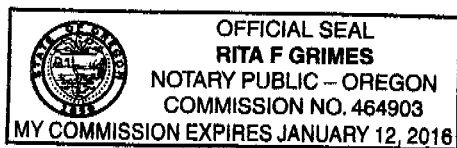
DATED: 11/4/13

Musetta C. Dixon

Musetta C. Dixon
38436 Kickbusch Lane
Springfield, Oregon, 97478

STATE OF OREGON, COUNTY OF LANE, ss:

This instrument was acknowledged before me on this 4th day of November,
2013 by Musetta C. Dixon.



Rita F. Grimes
Notary Public

Notary Public
Title (and Rank)

My commission expires January 12, 2016

Grantor Signatures:

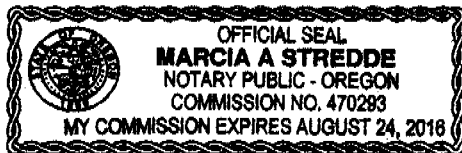
DATED: Nov 4, 2013

Michelle L Barth

Michelle L Barth
3049 Hayden Bridge Rd
Springfield, Oregon, 97477

STATE OF OREGON, COUNTY OF LANE, ss:

This instrument was acknowledged before me on this 4th day of November,
2013 by Michelle L Barth.



Marcia A. Stredde
Notary Public

of Lane County, Oregon
Title (and Rank)

My commission expires August 24, 2016