

2025-010060

Klamath County, Oregon



00349384202500100600050057

11/10/2025 10:51:14 AM

Fee: \$107.00

**RECORDING REQUESTED BY:**

Michelle L Barth  
Taryn M Adams  
Ryan B Adams

**INSTRUMENT PREPARED BY:**

Michelle L Barth  
3049 Hayden Bridge Road  
Springfield, Oregon 97477

**RETURN DEED TO:**

Michelle L Barth  
3049 Hayden Bridge Road  
Springfield, Oregon 97477

(Above reserved for official use only)

**SEND TAX STATEMENTS TO:**

Michelle L Barth  
3049 Hayden Bridge Road  
Springfield, Oregon 97477

Tax Parcel ID/APN # TWP 25 RNGE 8,  
BLOCK SEC 5, TRACT  
N2N2SW4NE4, ACRES 5.00

**QUIT CLAIM DEED FOR OREGON**

STATE OF OREGON  
COUNTY OF KLAMATH

THIS DEED is made this day of Oct 27, 2025, by and between the  
"Grantors",

Musetta C Dixon, an unmarried individual residing at 906 Golden Park Dr Unit C, Golden,  
Colorado 80403

AND the "Grantees,"

Michelle L Barth, a married individual residing at 3049 Hayden Bridge Road, Springfield,  
Oregon 97477

Taryn M Adams , an unmarried individual residing at 2a Sugar Pine Pl, Bellingham,  
Washington 98229

Ryan B Adams, a married individual residing at 1304 211th Place SW, Lynnwood,  
Washington 98036

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and  
sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantees and Grantees'  
heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following  
described real estate (the "Property"), together with all hereditaments and appurtenances  
belonging thereto, located in Klamath county, Oregon, subject to any restrictions herein:

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 S 1/2 N 1/2 NE 1/4 SW 1/4 NE 1/4 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 long 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.

Legal Description: 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 including any interest or rights to gas, oil, and/or minerals. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way. Grantee(s) agree to abide by the agreement in Exhibit "A" attached hereto.

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

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

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.

Subject to the following encumbrances and/or other restrictions:

1. Restrictions to the ownership, sale, maintenance, and expenses are outlined in Exhibit A and shall be followed by all owners on the deed now and going forward.

Vesting Information / Property Interest: Tenancy in common, divided as follows:

Michelle L Barth owning a 2/3 share share.

Taryn M Adams owning a 1/6 share share.

Ryan B Adams owning a 1/6 share share.

[SIGNATURE PAGE FOLLOWS]

**Signatures**

Grantors signed, sealed, and delivered this quit claim deed to Grantees on Oct 27, 2025 (date).

Grantor (or authorized agent)

x Musetta C. Dixon

Print Name: Musetta C. Dixon

**NOTARY ACKNOWLEDGMENT**

COLORADO  
COUNTY OF JEFFERSON

On October 27, 2025 before me, Gavin Kaufman, personally appeared **Musetta C Dixon**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 08-03-2029

[Signature]

*Notary Public, Colorado*



# Exhibit A'

Below is the agreement reached with Mike Adams, Michelle Barth, and Musetta Dixon on how to manage the "Adams" cabin located on the Little Deschutes River off of Gulick Road. This agreement is intended to remain in effect for heirs in the future unless ALL owners on the deed agree to a change.

1. The owners on the deed are currently Michelle Barth and Musetta Dixon - each 1/2 ownership. We will be adding Ryan Adams and Taryn Adams (each 1/6th ownership) and Michelle and Musetta will then each have 1/3 ownership.
2. Michelle and Musetta will continue to pay all expenses for the cabin until such time that either one of their shares is handed down to their heir(s). At this time, all expenses (taxes, insurance, maintenance, etc.) will be divided equally based on the % ownership (example: 1/6 ownership = 16.67% of the costs).
3. Maintenance costs should be agreed upon based on "majority rules". The intent is to keep the costs down, but maintain the cabin for future generations.
4. No one else is to be added to the deed of the cabin unless they are a direct descendant of Basil and Shirley Adams. In other words, no spouses, step children, friends, etc. shall be allowed on the deed. Each heir is responsible to ensure their current or future spouse cannot be added to the deed in the event of a divorce or death. If an owner dies and does not have a sibling or child to hand down their share of the ownership, their share will be equally divided amongst the other owners on the deed.
5. So long as there is at least one owner who wishes to continue to accept the expenses and responsibilities of the cabin, the cabin will not be sold. Each owner has the choice to remain on the deed to protect their investment or remove their name. If they remove their name, they will not be "bought out"; they simply remove their name and no longer have any claim to the cabin or any money if/when the cabin is sold.

Michael B. Adams  
Michael B Adams

9-7-13  
Date

Musetta C Dixon  
Musetta C Dixon

9/5/13  
Date

Michelle L Barth  
Michelle L Barth

9/4/13  
Date

UNNOTICED COPY