

23682

BARGAIN AND SALE DEED

Vol. ma6 Page 26072

KNOW ALL MEN BY THESE PRESENTS, That Geary Bros., a partnership

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Geary Bros., a co-tenancy, consisting of \*\*\*, hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

\*\*\*Alice Geary Kilham, as to an undivided 1/24th interest,  
E. A. Geary Trust, as to an undivided 5/24th interest,  
Richard Geary, as to an undivided 1/4th interest,  
Betty B. Suehsdorf, as to an undivided 1/8th interest,  
Sue B. Snyder, as to an undivided 1/8th interest,  
Arthur M. Geary Trust, as to an undivided 1/8th interest,  
Susan Geary Boehner, as to an undivided 1/16th interest,  
Dorothea Geary Yellott, as to an undivided 1/16th interest,

See legal description on Attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this        day of February, 1996;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

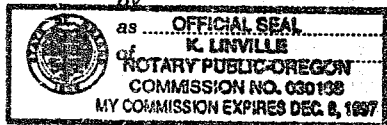
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Alice Geary Kilham  
Alice Geary Kilham

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 4, 1996,  
by Alice Geary Kilham

This instrument was acknowledged before me on       , 19      ,  
by       



K. Luville  
Notary Public for Oregon  
My commission expires 12-8-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>ALICE KILHAM</u> <u>1014 MAIN ST</u> <u>KLAMATH FALLS, OR 97603</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of        } ss.  
I certify that the within instrument was received for record on the        day of       , 19      , at        o'clock        M., and recorded in book/reel/volume No.        on page        or as fee/file/instrument/microfilm/reception No.       .  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

NAME        TITLE         
By        Deputy

## Exhibit A

Township 38 South, Range 8 East of the Willamette Meridian:  
 Section 36: The SE $\frac{1}{4}$ NE $\frac{1}{4}$ , and all of the SE $\frac{1}{4}$ , also the SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 38 South, Range 9 East of the Willamette Meridian:  
 Section 31: The SW $\frac{1}{4}$ NW $\frac{1}{4}$  and W $\frac{1}{2}$ SW $\frac{1}{4}$

Township 39 South, Range 9 East of the Willamette Meridian:  
 Section 6: The N $\frac{1}{2}$ N $\frac{1}{2}$

Township 39 South, Range 8 East of the Willamette Meridian:  
 Section 1: A portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  of the Section described as follows:

Beginning at the Northeast corner of the Section; thence West along the North boundary of the Section to the North-South center line of said Section; thence South to the intersection ~~of~~ the North-South center line of the Section with the Northerly boundary of State Highway 140; thence following the Northerly boundary of Highway 140 Southeasterly to its intersection with the South boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$  of said Section 1; thence East on the South boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 1 to its intersection with the East boundary of Section 1; thence North to the point of beginning.

Also the Easterly 40 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  that lies Northerly of Highway 140 in Section 1, Township 39 S. Range 8 East of the Willamette Meridian.

Also a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  from which the Northeast 1/16 corner of said Section 1 bears S. 89°31'34" E. 40.00 feet; thence S. 00°08'01" E. parallel to the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , 432.41 feet to a 5/8 inch iron pin on the Northeasterly right of way line of said State Highway 140; thence N. 56°11'22" West along said right of way line, 146.70 feet to a 5/8 inch iron pin in an existing fence; thence N. 11°57'35" E., generally along said existing fence, 358.95 feet to a 5/8 inch iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S. 89°31'34" E. 46.50 feet to the point of beginning.

Together with Reciprocal Easement dated September 1, 1992 and recorded October 15, 1992, in M-92 on page 24107, records of Klamath County, Oregon.

Page Two - Co-  
First Interstate Bank of Oregon, N.A., Trustee

26074

By: Lloyd O. Randall  
Lloyd O. Randall, Trust Vice President

x By: Michael S. Macnab  
E. A. Geary Trust Michael S. Macnab,  
Vice President

x Adolph Suehsdorf  
Adolph Suehsdorf, Successor Trustee  
of the Suehsdorf Family Trust

Marcia Dorman Smith, Trustee  
Arthur M. Geary Trust

x Dorothea Geary Yellott  
Dorothea Geary Yellott

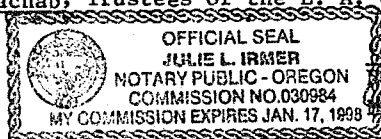
x Richard Geary  
Richard Geary

x Sue B. Snyder  
Sue B. Snyder

x Susan Geary Boehner  
Susan Geary Boehner

State of Oregon )  
County of Multnomah ) ss.

This instrument was acknowledged before me on June 11, 1996 by Lloyd O. Randall and Michael S. Macnab, Trustees of the E. A. Geary Trust.



Julie L. Irmer  
Notary Public  
Commission Expires: 1/17/98

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 1996 by  
Richard Geary.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

(see attached)

This instrument was acknowledged before me on \_\_\_\_\_, 1996 by  
\_\_\_\_\_, of the Estate of Betty B. Suehsdorf.  
for

\_\_\_\_\_  
Notary Public

State of COLORADO )  
County of MORGAN ) ss.

This instrument was acknowledged before me on MARCH 21, 1996, 1996 by  
Sue B. Snyder.

Karen A. Miller  
Notary Public  
400 State  
FORT MORGAN, CO 80701

My Commission Expires  
4-3-96

26075

STATE OF CALIFORNIA,

COUNTY OF

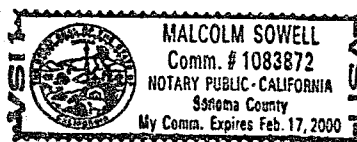
SONOMA

} S.S.

On August 13, 1996, before me, MALCOLM SOWELL,  
 a Notary Public in and for said County and State, personally  
 appeared Adolph Suehsdorf

personally known to me (or proved to me 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature

Malcolm Sowell

STATE OF CALIFORNIA,

COUNTY OF

} S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_,  
 a Notary Public in and for said County and State, personally  
 appeared \_\_\_\_\_

personally known to me (or proved to me 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.

FOR NOTARY SEAL OR STAMP

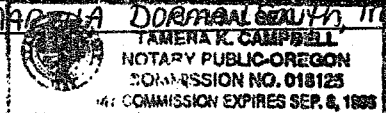
WITNESS my hand and official seal.

Signature

26076

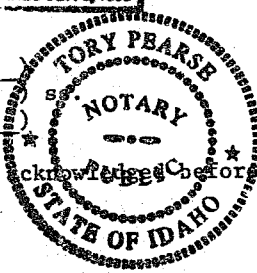
State of Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on June 18, 1996,  
by Margaret Dorman Geary Trust Trustee Arthur M. Geary Trust.



Tamera K. Campbell  
Notary Public my Commission expires: 9/8/96

State of Idaho )  
County of Ada )



This instrument was acknowledged before me on March, 27, 1996  
by Susan Geary Boehner.

Tory Pearse  
Notary Public exp 3/24/2001

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

See attached California  
All-Purpose Acknowledgement

This instrument was acknowledged before me on \_\_\_\_\_, 1996,  
by Dorothea Geary Yellott.

\_\_\_\_\_  
Notary Public

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26077

No. 5907

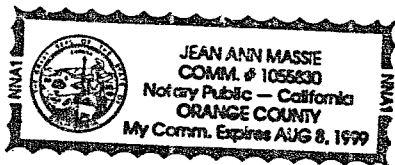
State of California

County of Orange

On March 7, 1996 before me, Jean Ann Massie, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Dorothea Henry Zellert  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me 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.

Jean Ann Massie  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

Bargain and Sale Deed  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

March 4, 1996  
DATE OF DOCUMENT

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26078

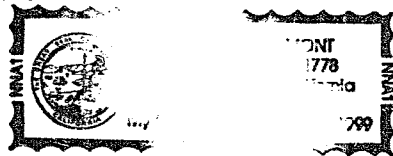
State of California

County of Riverside

On April 8, 1996 before me, THERESA M. LaMONT, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Richard Geary -----  
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me 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.

Theresa M. LaMont  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Bargain & Sale Deed

Document Date: \_\_\_\_\_ Number of Pages: one

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer  
 Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer  
 Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Alice Kilham the 23rd day  
 of August A.D., 19 96 at 9:29 o'clock AM., and duly recorded in Vol. M96,  
 of Deeds on Page 26072

FEE \$60.00

Bernetha G Letsch, County Clerk

By [Signature]