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AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Dorothea G. Yellott
839 Canyon View Drive
Laguna Beach CA 92651

DEED

Richard Geary, Susan Geary Boehner, and Dorothea Geary Yellott, Trustees of the Trust established by the Last Will and Testament of Arthur M. Geary Dated November 5, 1943, Grantors, convey to Richard Geary, Susan Geary Boehner, and Dorothea Geary Yellott, as tenants in common, Grantees, the Grantors' undivided one-eighth interest in the real property located in Klamath County, Oregon and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This Deed is made in distribution of the assets of said Trust and no consideration stated in dollars has been paid herefore.

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.

ARTHUR M. GEARY TRUST

By: Richard Geary
Richard Geary, Trustee

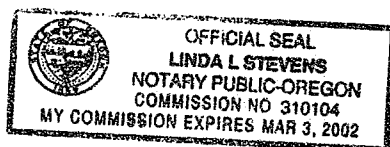
By: Susan Geary Boehner
Susan Geary Boehner, Trustee

By: Dorothea Geary Yellott
Dorothea Geary Yellott, Trustee

STATE OF OREGON, County of MULTNOMAH) ss.

On this 29TH day of JULY, 1998, personally appeared the above named Richard Geary, in his capacity as Trustee of the Arthur M Geary Trust Dated November 5, 1943, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

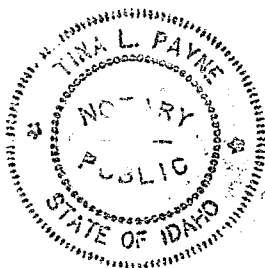


Linda L. Stevens
Notary Public for
My Commission Expires: 3-3-02

STATE OF Idaho, County of Ada) ss.

On this 28th day of July, 1998, personally appeared the above named Susan Geary Bochner, in her capacity as Trustee of the Arthur M Geary Trust Dated November 5, 1943, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

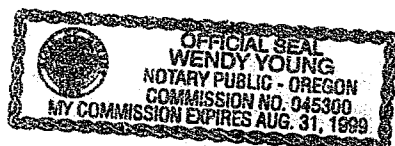


Tina L. Payne
Notary Public for Idaho
My Commission Expires: 10/16/98

STATE OF Oregon, County of Klamath) ss.

On this 24th day of JULY, 1998, personally appeared the above named Dorothea Geary Yellott, in her capacity as Trustee of the Arthur M Geary Trust Dated November 5, 1943, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99

EXHIBIT "A" DESCRIPTION OF PROPERTY

28473

All of the following described real property situated in Klamath County, Oregon:

PARCEL 1:

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 $\frac{1}{4}$ 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.

Section 1: Also the Easterly 40 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ that lies Northerly of Highway 140

Section 1: Also a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, 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 $\frac{1}{16}$ 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.

NOTE: An easement appurtenant to the land referred to in this report or a portion thereof, appears to have been created or granted by that certain document recorded October 15, 1992 in Volume M92, page 26072 in Deed Records of Klamath County, Oregon.

No examination of the title to the property over which the easement runs has been conducted.
If insurance is desired with respect thereto an additional charge will be made for any examination required. We should be notified in advance if insurance is desired.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong
of August A.D., 19 98 at 9:18 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 28471
FEE \$40.00
By Bernetha G. Letsch, County Clerk

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.