

65351

BARGAIN AND SALE DEED

Vol. 198 Page 31702

KNOW ALL MEN BY THESE PRESENTS, That GEARY BROS., A CO-TENANCY OF ALICE GEARY KILHAM, E.A. GEARY TRUST, RICHARD GEARY, ADOLPH SUEHSDORF\*\*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SOUTHVIEW PROPERTIES DEVELOPMENT, L.L.C., 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 State of Oregon, described as follows, to-wit:

\*\*TRUSTEE OF THE SUEHSDORF FAMILY TRUST, SUE B. SNYDAL, SUSAN GEARY BOEHNER AND DOROTHEA GEARY YELLOTT.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

98 AUG 28 P1:56

(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 \$ 260,416.60.

① 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). ② (The sentence between the symbols ①, 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 14th day of August, 19 98; 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.

SEE ATTACHED SIGNATURE PAGE

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires \_\_\_\_\_

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

SOUTHVIEW PROPERTIES DEVELOPMENT L.L.C.  
13515 SW FAR VISTA DRIVE  
BEAVERTON, OREGON 97005

Until requested otherwise send all tax statements to (Name, Address, Zip):  
SAME AS LISTED ABOVE

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

## SIGNATURE PAGE

ALICE GEARY KILHAM

RICHARD GEARY

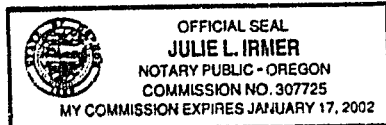
E.A. GEARY TRUST  
Wells Fargo Bank, N.A., TrusteeBY: Charles Rearrick  
Charles Rearrick  
Assistant Vice PresidentBY: George A. Wilson  
George A. Wilson  
Assistant Vice President

ADOLPH SUEHSDORF, TRUSTEE

SUE B. SNYDAL

SUSAN GEARY BOEHNER

DOROTHEA GEARY YELLOTT

State of Oregon )  
 )ss.  
County of Multnomah )Acknowledged before me on this 14th day of August, 1998 by Charles Rearrick  
as Assistant Vice President and George A. Wilson as Assistant Vice President  
of Wells Fargo Bank, N.A. and signed on its behalf.

Julie L. Irmer  
Notary Public  
My Commission expires: 1/17/2002

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

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

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.

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 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day  
of August A.D., 19 98 at 1:56 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 31702.

FEE \$40.00

By Kathleen Rose Bernetha G. Latsch, County Clerk