



65352

'98 AUG 28 P1:56

Vol. 1798 Page 31705

STATUTORY WARRANTY DEED

GEARY BROS., A CO-TENANCY CONSISTING OF ALICE GEARY KILHAM, E.A. GEARY TRUST, RICHARD GEARY, ADOLPH SUEHSDORF, TRUSTEE OF THE SUEHSDORF FAMILY TRUST, SUE B. SNYDAL**Grantor, conveys and warrants to SOUTHVIEW PROPERTIES DEVELOPMENT, L.L.C.

_____, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A" AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

**SUSAN GEARY BOEHNER AND DOROTHEA GEARY YELLOTT.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$ 989,583.40

(Here comply with the requirements of ORS 93.030)

Dated this 01 day of August 19 98

SEE ATTACHED SIGNATURE PAGE

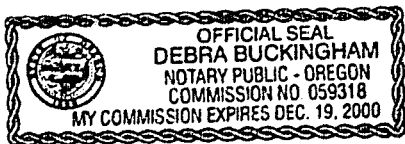
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 26TH day of AUGUST 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ALICE GEARY KILHAM AND WILLIAM M. GANONG AS ATTORNEY IN FACT FOR RICHARD GEARY, ADOLPH SUEHSDORF, SUE B. SNYDAL, SUSAN GEARY BOEHNER AND DOROTHEA GEARY YELLOTT

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debra Buckingham

Notary Public for Oregon.

My Commission expires 12-19-2000

Title Order No. K50968D

Escrow No. K50968D

After recording return to:

SOUTHVIEW PROPERTIES

13515 SW FAR VISTA DRIVE

BEAVERTON, OR 97005

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

SOUTHVIEW PROPERTIES

13515 SW FAR VISTA DRIVE

BEAVERTON, OR 97005

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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.

SIGNATURE PAGE

Alice Geary Kilham
ALICE GEARY KILHAM

Richard Geary by Wm M. Jung
RICHARD GEARY Attorney in Fact

E.A. GEARY TRUST

BY: _____

BY: _____

Adolph Suehsdorf, Trustee by
ADOLPH SUEHSDORF, TRUSTEE
Wm M. Jung, Attorney in Fact

Sue B. Snyder by Wm M. Jung
SUE B. SNYDAL Attorney in Fact

Susan Geary Bochner by
SUSAN GEARY BOCHNER
Wm M. Jung, Attorney in Fact

Dorothea Geary Yellott by
DOROTHEA GEARY YELLOTT
Wm M. Jung, Attorney in Fact

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 31705

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Kathleen Bess