



65354

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'98 AUG 28 P1:56

## STATUTORY WARRANTY DEED

RICHARD GEARY, SUSAN GEARY BOEHNER AND DOROTHEA GEARY YELLOTT

conveys and warrants to SOUTHVIEW PROPERTIES DEVELOPMENT, L.L.C., Grantor,  
Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:  
THAT PORTION OF THE SE 1/4 NE 1/4 LYING NORTHEASTERLY OF HIGHWAY 140 OF SECTION  
1, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,  
OREGON.AND THE SW 1/4 NW1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.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 \$ 172,650.00

(Here comply with the requirements of ORS 93.030)

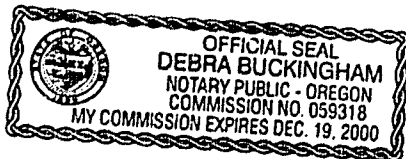
Dated this 21 day of August 19 98

Richard Geary by L. M. Ganong, Attorney in Fact  
RICHARD GEARY

Susan Geary Bohner by L. M. Ganong, Attorney in Fact  
SUSAN GEARY BOEHNER

Dorothea Geary Yellott by L. M. Ganong, Attorney in Fact  
DOROTHEA GEARY YELLOTT

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  
WILLIAM M. GANONG AS ATTORNEY IN FACT FOR RICHARD GEARY, SUSAN GEARY BOEHNER AND  
DOROTHEA GEARY YELLOTTknown to me to be the identical individual described in and who executed the within instrument and acknowledged to  
me that HE 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.

Debora B.  
Notary Public for Oregon.  
My Commission expires 12-19-2000

Title Order No. K50969Escrow No. K50969D

After recording return to:

SOUTHVIEW PROPERTIES16869 SW 65TH AVENUE, SUITE 319LAKE OSWEGO, OR 97035

Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address.SOUTHVIEW PROPERTIES16869 SW 65TH AVENUE, SUITE 319LAKE OSWEGO, OR 97035

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Titleon this 28th day of August A.D., 1998  
at 1:56 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 31712

Bernetha G. Letsch, County Clerk

By Kerthun Ross

Fee, \$30.00

Deputy.