

04 JAN 16 PM 3:08

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

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Grantor's Name and Address

Grantee's Name and Address

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

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Karl & Debra Geaney
3703 LA Marada
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 01/16/2004 3:08 p m
Vol M04 Pg 3152
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RONALD SUMNER AND LINDA SUMNER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KARL L. GEANEY AND DEBRA J. GEANEY, HUSBAND AND WIFE,
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 any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

A TRACT OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 E.W.M. KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE S.00°01'W. ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET TO A POINT ON THE SOUTHERLY LINE OF KINGS WAY; THENCE S. 89°51'42" E. 2603.41 FEET TO A POINT; THENCE S. 00°00'23"W. 232.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE N. 89°51'42" W. 311.05 FEET; THENCE S.00°02'03" E. 77.5 FEET; THENCE N. 89°51'42" E. 311.05 FEET TO A POINT; THENCE N.00°02'03" W. 77.5 FEET TO THE POINT OF BEGINNING.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ LOT LINE ADJ.. \oplus However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. \oplus (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on JANUARY 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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.

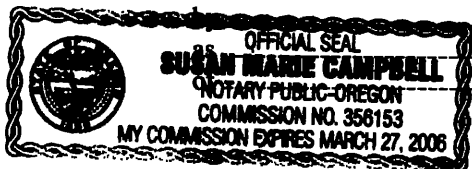
Ronald Sumner
RONALD SUMNER

Linda Sumner
LINDA SUMNER

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JANUARY 16 2003
by RONALD SUMNER AND LINDA SUMNER

This instrument was acknowledged before me on _____



Susan Marie Campbell
Notary Public for Oregon
My commission expires 3-27-06