

04 DEC 16 AM 11:00

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



mtc-1396-4519

Jeremiah J Geaney
18233 Chin Road
Klamath Falls, OR 97603
Grantor's Name and Address
David A & Cynthia L Hamel
18181 Chin Road
Klamath Falls, OR 97603
Grantee's Name and Address

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After recording, return to (Name, Address, Zip):
David A & Cynthia L Hamel
18181 Chin Road
Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
David A & Cynthia L Hamel
18181 Chin Road
Klamath Falls, OR 97601

State of Oregon, County of Klamath fixed.
Recorded 12/16/04 11:00 a m
Vol M04 Pg 86037-38
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2 eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JEREMIAH J. GEANEY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DAVID A. HAMEL AND CYNTHIA L. HAMEL, 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 KLAMATH County, State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT A

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ per lot line agreement. 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. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

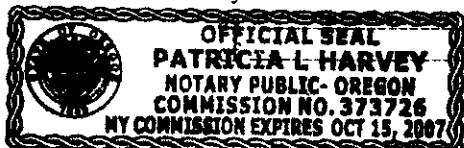
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on December 6, 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.

Jeremiah J Geaney
JEREMIAH J GEANEY

STATE OF OREGON, County of KLAMATH ss.
This instrument was acknowledged before me on December 6, 2004
by Jeremiah J. Geaney
This instrument was acknowledged before me on
by



Patricia L Harvey
Notary Public for Oregon
My commission expires 10/15/07

2600

Property Description
Geaney to Hamel

A parcel of land situated in Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East right of way line of Chin Road, said point being the intersection point of said East line with the East-West center section line of said Section 28, from which a railroad spike being the West $\frac{1}{4}$ corner of said Section 28 bears South $89^{\circ}25'24''$ West 30.00 feet; thence along said center section line North $89^{\circ}25'24''$ East 738.87 feet; thence leaving said center section line South $88^{\circ}54'58''$ West 738.93 feet to a point on the East right of way line of Chin Road; thence along said East line North $00^{\circ}18'10''$ West 6.54 feet to the point of beginning; containing 0.06 acres more or less.

2406-01
October 11, 2004

REGISTERED
PROFESSIONAL
LAND SURVEYOR

D E Adkins

OREGON
DECEMBER 15, 1978
DOUGLAS E. ADKINS
1794

12-31-05