

04 DEC 16 PM 11:00

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

mtc-1396-6520



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

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After recording, return to (Name, Address, Zip):
Jeremiah J Geaney
18233 Chin Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Jeremiah J Geaney
18233 Chin Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 12/16/04 11:00 a m
Vol M04 Pg 86039-40
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2
deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DAVID A HAMEL AND CYNTHIA L HAMEL, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEREMIAH J GEANEY

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 agree 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 ®, 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 15, 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.

DAVID A HAMEL

CYNTHIA L HAMEL

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on December 15, 2004
by David A. Hamel & Cynthia L. Hamel

This instrument was acknowledged before me on _____
by _____
as _____



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

2600 am



86040

Engineers



Planners



Surveyors

Property Description
Hamel to Geaney

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:

Commencing at a railroad spike marking the West $\frac{1}{4}$ corner of said Section 28; thence North $89^{\circ}25'24''$ East 768.87 feet along the center section line of said Section, to the True Point of Beginning; thence continuing along said center section line North $89^{\circ}25'24''$ East 1053.86 feet to the westerly line of the Southern Pacific Railroad right of way; thence along said westerly line North $46^{\circ}39'24''$ West 13.33 feet; thence South $88^{\circ}54'58''$ West 1044.30 feet to the point of beginning; containing 0.11 acres more or less.

2406-01
October 11, 2004

