

05 JUN 29 AM 11:05

After Recording Return to:

DEBRA J. GEANEY

5010 Chilly Valley Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

DEBRA J. GEANEY

SAME AS ABOVE

Vol M05 Page 49075

State of Oregon, County of Klamath

Recorded 06/29/05 11:05a m

Vol M05 Pg 49075-76

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

Aspen Title & Escrow, Inc.
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **KARL L. GEANEY**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DEBRA 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

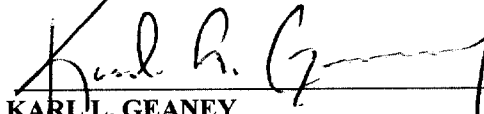
See Exhibit A attached hereto and made a part hereof.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$TO CONVEY TITLE ONLY**.
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument **June 24, 2005**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



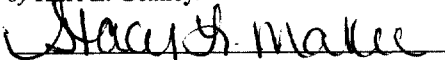
KARL L. GEANEY

STATE OF OREGON,)

) ss.

County of **Klamath**)

The foregoing instrument was acknowledged before me this ____
day of **June**, 2005, by **Karl L. Geaney**.

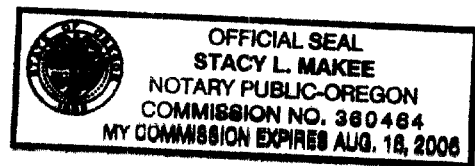


Notary Public for Oregon

(SEAL)

My commission expires:

BARGAIN AND SALE DEED
KARL L. GEANEY, as grantor
and
DEBRA J. GEANEY, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00061599



The S 1/2 of a tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M-79 at Page 1216, recorded in Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' West, along the West line of said Section 18, 2192.47 feet; thence South 89° 51' 42" East 2573.41 feet to a point; thence South 00° 00' 23" West 155.00 feet to the true point of beginning of this description; thence North 89° 51' 42" West 281.10 feet; thence South 00° 02' 03" East 155.00 feet; thence South 89° 51' 42" East 311.00 feet; thence North 00° 23' East 155.00 feet to a point; thence Westerly and parallel to the South boundary thereof a distance of 30 feet to the point of beginning.

AND

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M-79 at Page 1216, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' West, along the West line of said Section 18, 2192.47 feet; thence South 89° 51' 42" East 2573.41 feet to the true point of beginning of this description; thence South 00° 00' 23" West 310.00 feet to the true point of beginning of this description; thence North 89° 51' 42" West 281.00 feet; thence South 00° 02' 03" East 155.00 feet; thence South 89° 51' 42" East 311.00 feet; thence North 00° 23' East 155.00 feet to a point; thence Westerly and parallel to the South boundary thereof a distance of 30 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Chilly Valley Lane right of way.

CODE 032 MAP 3910-018BO TL 02600 KEY #598213