

After Recording Return to:  
Amerititle  
300 Klamath Ave.  
Klamath Falls, OR 97601

2006-023603  
Klamath County, Oregon



Mail Tax Statements to:  
John and Dorothea Yellott Trust  
839 Canyon View Drive  
Laguna Beach, CA 92651

11/27/2006 03:31:43 PM

Fee: \$41.00

MITC 77591 KR

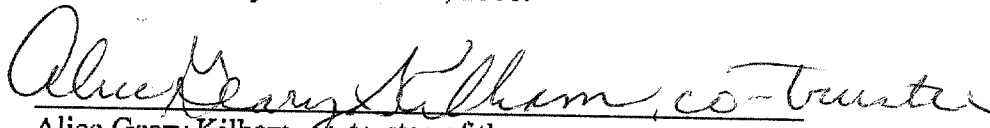
### WARRANTY DEED

Edward Geary Kilham and Nancy Elizabeth Kilham, Successor Trustees, and Alice G. Kilham, as Individual Trustee, under the Edward A. Geary Trust dated September 26, 1974, Grantors, convey and warrant unto John I. Yellott, Jr. and Dorothea G. Yellott, or their successors in trust, as Trustees of the John and Dorothea Yellott Trust dated October 2, 2003, Grantees, an undivided 8.79 % interest as a tenant in common in the real property located in Klamath County, Oregon, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, free from encumbrances except those of record existing as of the date of this deed.

The true consideration paid for this conveyance includes other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DESCRIBED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 1st day of November, 2006.

  
Alice Geary Kilham, co-trustee of the  
Edward A. Geary Trust dated September 26, 1974

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///  
///

WARRANTY DEED

Page 1

41- 2006-11

RECEIVED BY THE CLERK OF THE COUNTY OF Klamath

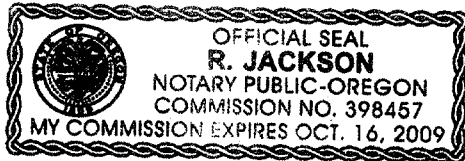
NOV 27 2006

**ACKNOWLEDGMENT**

STATE OF OREGON

COUNTY OF JACKSON

This instrument was acknowledged before me this 15 day of November, 2006, by Alice Geary Kilham, as Trustee of the Edward A. Geary Trust dated September 26, 1974.



R. Jackson  
Notary Public for the State of Oregon  
My Commission Expires 10/16/09

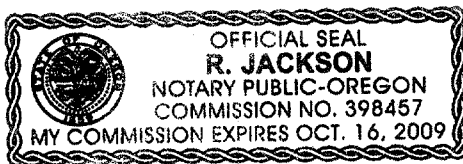
Nancy Elizabeth Kilham Successor co-trustee  
Nancy Elizabeth Kilham as successor co-trustee of the  
Edward A. Geary Trust dated September 26, 1974

**ACKNOWLEDGMENT**

STATE OF OREGON

COUNTY OF JACKSON

This instrument was acknowledged before me this 15 day of November, 2006, by Nancy Elizabeth Kilham, as co-trustee of the Edward A. Geary Trust dated September 26, 1974.



R. Jackson  
Notary Public for the State of Oregon  
My Commission Expires 10/16/09

**WARRANTY DEED**

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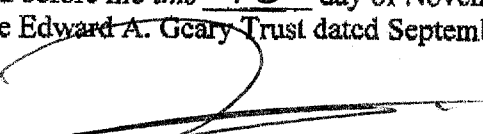


Edward Geary Kilham as successor co-trustee of the  
Edward A. Geary Trust dated September 26, 1974

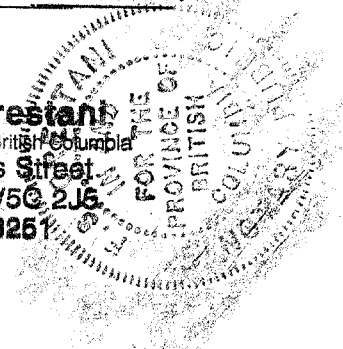
**ACKNOWLEDGMENT**

PROVINCE  
STATE OF BRITISH COLUMBIA  
COUNTY OF CANADA

This instrument was acknowledged before me this 18 day of November, 2006, by  
Edward Geary Kilham, as co-trustee of the Edward A. Geary Trust dated September 26, 1974.

  
Notary Public for the State of PROVINCE OF BRITISH COLUMBIA  
My Commission Expires IS NON-EXPIRING

**Flavio S. Crestani**  
Notary Public in and for British Columbia  
4259 Hastings Street  
Burnaby BC V5C 2J6  
(604) 298-8251



**WARRANTY DEED**

**Page 3**

P.084

AMERITITLE KLAMATH FALLS

NOV-14-2006 17:37

## EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 5, THE NORTHEAST ONE-QUARTER OF SECTION 7, AND THE NORTH ONE-HALF OF SECTION 8, ALL IN TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "W&H PACIFIC" MARKING THE NORTHWEST CORNER OF LOT 1046 OF TRACT 1426, RUNNING Y RESORT, PHASE 12, 1<sup>ST</sup> ADDITION, THENCE NORTH 90°00'00" WEST 223.95 FEET TO THE EASTERLY BOUNDARY OF PROPERTY DESCRIBED IN VOLUME M03, PAGE 75105 OF THE KLAMATH COUNTY DEED RECORDS; THENCE NORTH 00°00'00" WEST ALONG SAID EASTERLY BOUNDARY, 203.56 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY 660.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF SAID PROPERTY 203.56 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 90°00'00" WEST 537.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OREGON STATE HIGHWAY 140, 40.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 43°28'47" WEST 357.90 FEET; THENCE NORTH 46°31'13" EAST 10.00 FEET; THENCE NORTH 43°28'47" WEST 998.96 FEET; THENCE NORTH 46°31'13" EAST 10.00 FEET; THENCE NORTH 43°28'47" WEST 200.00 FEET; THENCE NORTH 46°31'13" EAST 20.00 FEET; THENCE NORTH 43°28'47" WEST 808.53 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 59°31'11" EAST 274.49 FEET; THENCE NORTH 23°26'24" WEST 48.43 FEET TO THE APPROXIMATE CENTERLINE OF THE EXISTING DRAINAGE CANAL; THENCE ALONG SAID CANAL THE FOLLOWING TWENTY-TWO (22) COURSES; NORTH 66°46'02" EAST 129.68 FEET; THENCE NORTH 81°52'26" EAST 190.38 FEET; THENCE NORTH 65°06'35" EAST 67.65 FEET; THENCE NORTH 40°17'14" EAST 40.75 FEET; THENCE NORTH 00°08'09" EAST 18.20 FEET; THENCE NORTH 30°35'28" EAST 77.80 FEET; THENCE NORTH 40°38'29" EAST 173.22 FEET; THENCE NORTH 58°24'50" EAST 300.37 FEET; THENCE NORTH 66°36'20" EAST 178.62 FEET; THENCE NORTH 55°22'24" EAST 231.44 FEET; THENCE NORTH 46°29'52" EAST 159.29 FEET; THENCE NORTH 46°32'01" EAST 445.97 FEET; THENCE NORTH 51°26'48" EAST 304.95 FEET; THENCE NORTH 54°16'06" EAST 276.26 FEET; THENCE NORTH 53°56'44" EAST 439.32 FEET; THENCE NORTH 49°56'15" EAST 46.60 FEET; THENCE NORTH 43°33'45" EAST 126.61 FEET; THENCE NORTH 44°20'01" EAST 205.14 FEET; THENCE NORTH 44°15'33" EAST 222.66 FEET; THENCE NORTH 35°48'35" EAST 35.52 FEET; THENCE SOUTH 76°43'06" EAST 98.20 FEET TO THE CENTERLINE OF THE EXISTING DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE OF THE CANAL, MEANDERING IN A SOUTHEASTERLY DIRECTION, APPROXIMATELY 4156.00 FEET TO THE EASTERLY LINE OF SAID SECTION 8; THENCE LEAVING SAID CANAL AND

IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY LINE, APPROXIMATELY 1760.00 FEET TO THE NORTHERLY LINE OF LOT 984, TRACT 1423, RUNNING Y RESORT PHASE 12; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 1423, RUNNING Y RESORT PHASE 12, AND THE NORTHERLY LINE OF TRACT 1426, RUNNING Y RESORT, PHASE 12, 1<sup>ST</sup> ADDITION, THE FOLLOWING SEVEN (7) COURSES: NORTH 89°32'43" WEST 180.58 FEET; THENCE NORTH 88°28'24" WEST 288.73 FEET; THENCE NORTH 88°27'11" WEST 481.07 FEET; THENCE NORTH 88°43'55" WEST 748.32 FEET; THENCE NORTH 88°17'59" WEST 451.10 FEET; THENCE NORTH 88°55'18" WEST 906.12 FEET; THENCE NORTH 87°33'57" WEST 265.36 FEET TO SAID NORTHWEST CORNER OF SAID LOT 1046 AND THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 398.06 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER C.S. 7216 OF THE KLAMATH COUNTY SURVEY RECORDS. (Revised November 8, 2006)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 21, 1992  
JACK A. BUTLER  
2550

RENEWAL: 12-31-07