

2007-005783

Klamath County, Oregon



03/28/2007 01:13:27 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Mike Ratliff
905 Main Street, Ste 20
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jeremiah J. Geaney and
Susan F. Geaney, H&W
18233 Chinn Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Jeremiah Joseph Geaney and
Susan F. Geaney, Trustees
Jeremiah Joseph Geaney and
Susan F. Geaney Revocable
Family Trust UAD _____

SEND TAX STATEMENTS TO:

Jeremiah J. Geaney
18233 Chinn Road
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JEREMIAH J. GEANEY and SUSAN F. GEANEY, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JEREMIAH JOSEPH GEANEY and SUSAN F. GEANEY, TRUSTEES OF THE JEREMIAH JOSEPH GEANEY AND SUSAN F. GEANEY REVOCABLE FAMILY TRUST U.A.D. March 28, 2007**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition 15-94 situated in the Southwest Quarter and Northwest Quarter Southeast Quarter of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with that portion of Vacated Road Order No. 2004-047 which recorded November 26, 2003 in Volume M03, Page 87277 and re-recorded on December 3, 2003 in Volume M03, Page 88497, Records of Klamath County, Oregon, which inures to.

LESS AND EXCEPT that portion deeded to David A. Hamel and Cynthia L. Hamel in Deed recorded on December 16, 2004 in Volume M04, Page 86037, Records of Klamath County, Oregon.

TOGETHER WITH that portion of Vacated Road Deed to Jeremiah J. Geaney from David A. Hamel and Cynthia L. Hamel in Deed recorded on December 16, 2004 in Volume M04, Page 86039, Records of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Property ID No.: R99627
Map Tax Lot No.: R-4010-02800-01500-000

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

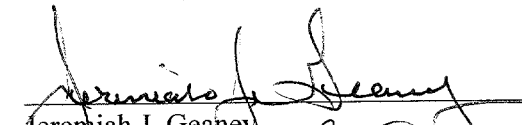

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except ??????????????????????????????, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

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.

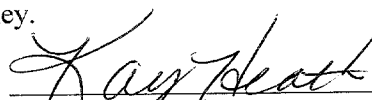
IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of March, 2007; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).


Jeremiah J. Geaney

Susan F. Geaney

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28 day of March, 2007, by Jeremiah J. Geaney and Susan F. Geaney.


NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-2010

