

2011-011519

Klamath County, Oregon



00108678201100115190040046

10/14/2011 10:21:34 AM

Fee: \$52.00

Recorded at request of:
Richard A. Cummings

After recording, return to:
Richard A. Cummings
P.O. Box 1545
Boise, Idaho 83701

BARGAIN AND SALE DEED

SUSAN GEARY BOEHNER, herein referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto A. WILLIAM BOEHNER and SUSAN GEARY BOEHNER, as Trustees of the A. William and Susan Geary Boehner Family Trust, under instrument dated August 16, 2006, whose address is 2219 Heights Drive, Boise, Idaho 83702-2831, herein referred to as Grantee, a 48.997% undivided interest or if the Grantor's interest is other than a 48.997% undivided interest, all of the Grantor's right, title, and interest in and to the following described real property situated in the County of Klamath, State of Oregon:

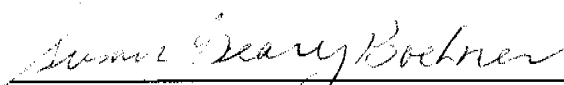
A tract of land located in the South One-Half of Section 5, the North One-Half of Section 7, and the North One-Half of Section 8, all in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Subject to liens, encumbrances, restrictions, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantees and their successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand this 6th day of October, 2011.


Susan Geary Boehner

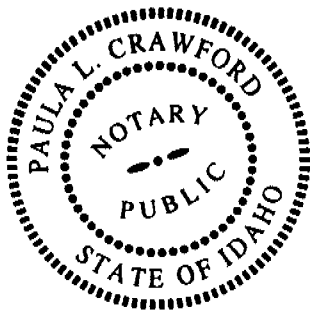
STATE OF IDAHO)

: ss.

County of Ada)

On this 10th day of October, 2011, before me, a Notary Public in and for the state of Idaho, personally appeared **SUSAN GEARY BOEHNER**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Paula L. Crawford
Notary Public for Idaho
Residing at: J. Kuna ID
My Commission Expires: 10/7/2011

DECEMBER 15, 2010

GEARY FAMILY PROPERTY 314.0 ACRE PARCEL

PARCEL 2 LEGAL DESCRIPTION AFTER ADJUSTMENT

PROJECT NO. 34371

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 5, THE NORTH ONE-HALF 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, 1ST 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 CENTERLINE 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 APPROXIMATE CENTERLINE OF A DRAINAGE CANAL SERVING THE RUNNING Y RANCH PROPERTY; THENCE ALONG THE CENTERLINE OF SAID CANAL, MEANDERING IN A SOUTHEASTERLY DIRECTION,

APPROXIMATELY 2170.00 FEET; THENCE LEAVING SAID CANAL CENTERLINE SOUTH 16°41'29" WEST 921.10 FEET; THENCE SOUTH 00°24'25" WEST 649.14 FEET; THENCE SOUTH 90°00'00" EAST 497.44 FEET; THENCE SOUTH 00°24'25" WEST 1,449.57 FEET TO THE NORTHERLY LINE OF LOT 1057, TRACT 1426, RUNNING Y RESORT PHASE 12, 1ST ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 1426, THE FOLLOWING FOUR (4) COURSES: NORTH 88°43'55" WEST 403.37 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 314.0 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER C.S. 7216 OF THE KLAMATH COUNTY SURVEY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 21, 1992
JACK A. BUTLER
2550
RENEWAL: 12-31-11