

2011-011918

Klamath County, Oregon



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10/25/2011 11:28:17 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Susan G. Boehner
2219 Heights Drive
Boise ID 83702


DEED

Richard Geary, Grantor, owner of an undivided one-third interest in the real property described on Exhibit "A" attached hereto, conveys to Susan G. Boehner, as to undivided one-sixth interest, and to Dorothea G. Yellott and John I. Yellott, Jr., as Trustees of the John and Dorothea Yellott Trust Dated October 2, 2003, as to an undivided one-sixth interest, Grantees, all of Grantor's right, title, and interest in the real property in Klamath County, Oregon described on Exhibit A attached hereto and incorporated herein.

This deed is made for good and valuable consideration, but no consideration stated in dollars has been paid for this conveyance.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,

OREGON LAWS 2009.


Richard Geary

STATE OF Oregon, County of Multnomah ss.

On October 18, 2011, before me, Sarah G. Gustafson, Notary Public, personally appeared Richard Geary, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sarah G. Gustafson



EXHIBIT "A"

The following parcels of real property located in Section 8, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

Parcel No. 1:

That portion of the East one half of Government Lot 4 of said Section 8 lying between the Northerly right of way line of State Highway 140 and the following-described line:

Beginning at a point on the Northerly right of way line of said Highway 140 from which the North quarter corner of said Section 8 bears N 02° 03' 29" E 3694.8 feet; thence N 42° 44' W, along an existing fence line and its extension, 713 feet, more or less, to a point on the North-South center line of the NE¼ SW¼, containing 2.6 acres, more or less, and with bearings based on the center line of said Highway 140 being N 83° 37' 13" W, as shown on record of Survey No. 4035.

Klamath County Tax Lot No. R-3808-00800-00501-000

Parcel No. 2:

Beginning at the intersection of the East-West center line of said Section 8 and the Northerly right of way line of said Highway 140; thence East on the said center line of Section 8 to a point that is 1100 feet East of the quarter corner common to Sections 7 and 8; thence South 330 feet; thence East 660 feet; thence North 330 feet; thence East on the center line of Section 8, 220 feet to the North-South center line of the NE¼ SW¼ of Section 8; thence South along said North-South center line to its intersection with the Northerly right of way line of said Highway 140; thence Northwesterly along said Northerly right of way line to the point of beginning.

Klamath County Tax Lot No. R-3808-00800-00600-000