

2013-014191

Klamath County, Oregon



00146838201300141910030039

12/31/2013 09:18:19 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

Alice Geary Kilham, Grantor, conveys to A. William Boehner and Susan Geary Boehner, as Trustees of the A. William and Susan Geary Boehner Family Trust Dated August 16, 2006, Grantees, an undivided 2.3% interest (representing 32.55% of the 7.066% interest Grantor held in the land described below prior to making this Deed) in the real property in Klamath County, Oregon described on Exhibit A attached hereto and incorporated herein and constitutes Klamath County Tax Lot Nos. R-3808-00000-00500-000, R-3808-00700-00100-000, R-3808-00500-01100-000, and R-3808-00800-00200-000.

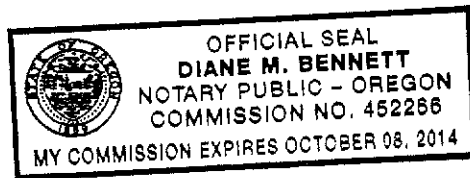
The true consideration paid for this deed is \$31,500.00.

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.


Alice Geary Kilham

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on December 12, 2013 by Alice Geary Kilham.




Notary Public for Oregon

My Commission Expires: Oct. 8 2014

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.