

2015-001976

Klamath County, Oregon



00165967201500019760020022

03/06/2015 08:10:26 AM

Fee: \$67.00

Cover Sheet for:  
BARGAIN AND SALE DEED

PARTIES:

DENNIS GEER is the Grantor.  
MALEA GEER is the Grantee.

PARTY ADDRESSES:

Dennis Geer  
79398 Stewart Creek  
Clatskanie, OR 97016

Malea Geer  
P.O. Box 252  
Clatskankie, OR 97016

AFTER RECORDING, RETURN TO:

Malea Geer  
P.O. Box 252  
Clatskanie, OR 97016

ALL FUTURE NOTICES INCLUDING TAX STATEMENTS SHALL BE SENT TO:

Malea Geer  
P.O. Box 252  
Clatskanie, OR 97016

CONSIDERATION:

The true consideration for this conveyance is \$0.00. The consideration for this conveyance is the release from the Grantor to Grantee of his interest in the subject property pursuant to that judgment of dissolution of marriage in GEER vs GEER, Columbia County Circuit Court, State of Oregon bearing case number 14DR01170.

AFTER RECORDING, RETURN TO:

Christopher J. Palmer  
Waldman Palmer LLC  
990 Astor Street, Astoria OR 97103

ALL FUTURE NOTICES SHALL BE SENT TO

Malea Geer  
P.O. Box 252  
Clatskanie, Oregon 97016

BARGAIN AND SALE DEED

DENNIS GEER, Grantor, conveys to Malea L. Geer, Grantee, the following described real property:

Lot 29, Block 7 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK, KLAMATH COUNTY, OREGON. (APN: R387432)

Situs Address: Not Yet Assigned, Bonanza, Oregon 97623  
Tax lot Key: R-3711-017A0-0399  
Account #: R387432

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THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of February, 2014.

Dennis J. Geer  
DENNIS J. GEER

WASHINGTON )  
STATE OF OREGON )  
County of Clatsop )

This instrument was acknowledged before me this 25<sup>th</sup> day of February, 2014 by DENNIS J. GEER.

Shirley R. Dean  
Notary Public for Oregon Washington  
Shirley R. Dean

My commission expires: November 4, 2017

