2015-006442 Klamath County, Oregon

06/19/2015 08:32:51 AM

Fee: \$52.00

Send Tax Statements To: Suzanne J. Geary 2420 NW Pettygrove Portland, OR 97210

After Recording Return To: Shannon M. Connelly 111 SW Fifth Ave., Ste. 1500 Portland, Oregon 97204

## ABSTRACT OF REAL PROPERTY

The undersigned states:

#### A. Life Estate:

Under Article THIRD of the Will of Elizabeth Gallogly Geary dated November 4, 1960, which was subject to probate administration in Clackamas County Circuit Court, Case No. 19414 (the "Will"), the following described real property (the "Property"), was devised to Richard Geary for the term of his natural life, and upon his death, the remainder was devised to the "heirs of his body":

A tract of land located in the SE1/4 of Section 5, the N1/2 of Section 8, and the W1/2 of Section 9, all in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows: Beginning at a 5/8" iron rod with a yellow plastic cap marked "W&H Pacific" marking the corner common to Lots 983 and 984, TRACT 1423, RUNNING Y RESORT, PHASE 12; thence along the Northerly line of said Tract 1423 and Tract 1426, Running Y Resort, Phase 12, 1st Addition, the following four courses: North 89°32'43" West 294.62 feet; thence North 88°28'24" West 288.73 feet; thence North 88°27'11" West 481.07 feet; thence North 88°43'55" West 344.95 feet; thence leaving the Northerly line of said Tract 1426, North 00°24'25" East 1,449.57 feet; thence North 90°00'00" West 497.44 feet; thence North 00°24'25" East 649.14 feet; thence North 16°41'29" East 921.10 feet to the centerline of an existing drainage canal; thence along said canal centerline, meandering in a Southeasterly direction approximately 3,637.00 feet; thence leaving said canal centerline and in a Southerly direction, approximately 759.00 feet to the Northerly line of Lot 956, of said Tract 1423, Running Y Resort Phase 12; thence along the Northerly line of said Tract 1423, Running Y Resort Phase 12, North 88°40'02" West 1,136.02 feet to said corner of Lots 983 and 984 and the point of beginning. The basis of bearings for this description is per C.S. 7216 of the Klamath County Survey Records.

#### B. Termination of Life Estate:

1. Richard Geary died October 19, 2014, as documented by a copy of his Certificate of Death attached herto as Exhibit A. At that time, the life estate of Richard Geary in the Property terminated and the remainder beneficiaries acquired a fee interest in the Property.

2. The Estate of Richard Geary has no interest in the property, but wishes to clarify title to it.

### C. Fee Title to Remainder Beneficiaries:

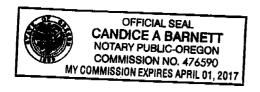
- 1. At his October 19, 2014 death, the following individuals were the "heirs of the body" of Richard Geary:
  - Arthur R. Geary, a child born September 11, 1952, whose current mailing address is 10100 SW Washington Street, Portland, OR 97225;
  - Suzanne J. Geary (formerly known as Suzanne J. Paymar), a child born October 18, 1973, whose address is 2420 NW Pettygrove, Portland, OR 97210;
  - Sarah Geary Gustafson, born July 24, 1964, who was legally adopted by Richard Geary as a minor and is regarded as an "heir of the body" under ORS 112.195, whose mailing address is P.O. Box 8056, Sisters, OR 97759; and
  - Derek Parker, the son of Elizabeth D. Geary (a child of Richard Geary who predeceased him), whose mailing address is 2081 NW Everett St, No. 110, Portland, OR 97209.
- 2. On October 19, 2014, title to the Property vested in each of the following persons as to a 25% tenant in common interest: Arthur R. Geary, Suzanne J. Geary, Sarah Geary Gustafson, and Derek Parker.

IN WITNESS WHEREOF, the undersigned has executed this abstract this \_\_\_\_\_ day of June, 2015.

Janet H. Geary, Personal Representative of the Estate of Richard Geary

STATE OF OREGON	)
County of MULTNAMAS	) ss )

The foregoing Abstract of Title was acknowledged before me this 8th day of June, 2015, by Janet H. Geary, in her capacity as Personal Representative of the Estate of Richard Geary.



Notary Public for Ollagor
My Commission Expires: 41-3017

# EXHIBIT A

683379

### OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS

136-2014-025794

ED TAG NO			CERTIFICATE OF DEATH						STATE FILE NUMBER			
Legal Name First		VIII	Middle		Last		Suf	fix	Deat	h Date		
<b></b>	Richard				Geary					Octob	er 19, 2014	
Sex		Age		Soci	al Security Number			1.	of Death			
Male		79 years			1-36-8801	Clackamas						
Birthdate .		Birthip	lace					Was Decedent Ever in U.S. Armed Forces?				
March 21, 1	935	Portland, Oregon					Armed Forces? No					
Residence:				T		(	ity/Town					
1940 Twin F	Points Road					- 1.	ake Oswego					
Residence Count				State or Fo	oreign Country		ip Code + 4		1	e City Limits	?	
Clackamas	··• <b>•</b>			Oregor	ń		97034		Ye	5		
Marital Status at	Time of Death					/arriage						
Married		Janet Hendrickson										
Father's Name						Mother's	Name Prior to Firs	t Marriage	•			
Arthur Gear	v						na Dorman					
Informant's Name			Telephon	e Number	Relationship	onship to Decedent Mailing Address  1940 Twin Points Road, Lake Oswego,						
Janet Geary	,		Not A	vailable	Spouse		1940 Twin	Points	Road,	Lake Osy	wego, OR 9	<u>}/(</u>
Place of Death					Facility Name							
Decedent's	Residence											
Location of Death					City/Town or Loc		ath	State	_	Zip Coo		
1940 Twin	Points Road				Lake Osweg	10			Oregon		97034	
Method of Dispor	sition	Place of Disposition						Location (City/Town and State)				
Burial		River View Cemetery						Portland, Oregon				
Name and Comp	lete Address of Fune	ral Fac	ility						4 B4	Hanad Ow	07210	
River View	Cemetery Fune	eral h	lome				8421 SW Mad	aoam /	OR License	liano, Ore	30011 97219	
Date of Disposition	n	Fune	eral Direct	tor's Signa			Llec	tomically	J.			
October 24	. 2014	Ĭ►		Christ	tina Perkins <u>Sc</u>	hmalle		igned	CO-369			
Registrar's Sign							Received		Local File N	lumber		
Jennifer )	A. Woodward						October 2	3, 2014	·			
Amendment												
1												



I CERTIFY THAT THIS IS A TRUE. FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS OR A DELEGATED LOCAL OFFICE.

October 24, 2014

JENNIFER A. WOODWARD, Ph.D.

STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTACLIO STATE SEAL AND BONDER



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE