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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.


EXHIBIT A

STATE OF OREGON CERTIFICATION OF VITAL RECORD									
683379		OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH				136-2014-025794			
ED TAG NO						STATE FILE NUMBER			
Legal Name		First	Middle	Last	Suffix	Death Date			
		Richard		Geary		October 19, 2014			
Sex		Age		Social Security Number		County of Death			
Male		79 years		541-36-8801		Clackamas			
Birthdate		Birthplace				Was Decedent Ever in U.S. Armed Forces?			
March 21, 1935		Portland, Oregon				No			
Residence:				City/Town					
1940 Twin Points Road				Lake Oswego					
Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?			
Clackamas		Oregon		97034		Yes			
Marital Status at Time of Death		Spouse's Name Prior to First Marriage							
Married		Janet Hendrickson							
Father's Name		Mother's Name Prior to First Marriage							
Arthur Geary		Martha Dorman							
Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address					
Janet Geary		Not Available	Spouse	1940 Twin Points Road, Lake Oswego, OR 97034					
Place of Death		Facility Name							
Decedent's Residence									
Location of Death		City/Town or Location of Death		State		Zip Code + 4			
1940 Twin Points Road		Lake Oswego		Oregon		97034			
Method of Disposition		Place of Disposition		Location (City/Town and State)					
Burial		River View Cemetery		Portland, Oregon					
Name and Complete Address of Funeral Facility		8421 SW Macadam Ave, Portland, Oregon 97219							
Date of Disposition		Funeral Director's Signature		Electronically Signed		OR License Number			
October 24, 2014		Christina Perkins Schmalle				CO-3692			
Registrar's Signature		Date Received		Local File Number					
Jennifer A. Woodward		October 23, 2014							
Amendment									

45-2CCS (01/06)



20141021060




1859

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.

DATE ISSUED: October 24, 2014

THIS COPY IS NOT VALID WITHOUT INTACT OREGON STATE SEAL AND BORDER



OREGON HEALTH AUTHORITY
PUBLIC HEALTH DIVISION

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE