

2017-014121

Klamath County, Oregon



00214536201700141210020026

12/12/2017 12:32:06 PM

Fee: \$47.00

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

KEVIN GEANEY  
7635 JACKS WAY  
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

KEVIN L. GEANEY and Julie A. GEANEY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KEVIN L. GEANEY

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

See attached exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ . ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 12-12-17 ; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 12-12-17  
by Julie A Geaney (Julie A Andrews)

This instrument was acknowledged before me on 12-12-17

by Kevin L. Geaney

as owners

of Tax 12-3910-01820-01002-000



OFFICIAL STAMP  
CISSY MARIE MCSORLEY  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 948594  
MY COMMISSION EXPIRES MARCH 20, 2020

Cissy Marie McSorley  
Notary Public for Oregon

My commission expires 03-20-20

*Exhibit A*

A tract of land situated in the S 1/2 NW 1/4 of Section 18, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West, along the section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M-78 at Page 2313, Klamath County Deed Records, South 89° 51' 42" East 599.83 feet, North 09° 02' 42" West 438.32 feet and South 89° 59' 04" East 132.38 feet; thence South 78° 33' 22" East 185.01 feet to a point on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M-78 at Page 7271, Klamath County Deed Records (the Northwest corner of Section 18 bears North 27° 23' 11" West 1983.66 feet); thence North 34° 13' 49" East 136.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 45' 59") 44.98 feet to the Northwestern corner of that tract of land described in Deed Volume M-88, Page 1501, Klamath County Deed Records and being the true point of beginning of this description; thence North 71° 02' 48" East 168.77 feet; thence North 18° 57' 12" West 30.00 feet; thence South 85° 55' 17" East 356.31 feet to a point on the boundary of Parcel B of Minor Land Partition No. 80-88; thence along the boundary of said Land Partition, along the arc of a curve to the left (radius point bears North 86° 20' 00" West 400.00 feet and central angle equals 07° 48' 26") 54.50 feet, North 03° 17' 25" West 155.80 feet and North 86° 55' 04" West 516.88 feet; thence South 293.22 feet to the true point of beginning.