

2018-003748

Klamath County, Oregon



00219749201800037480050050

03/28/2018 12:11:16 PM

Fee: \$62.00

2018-000262

Klamath County, Oregon



00215625201800002620020022

01/08/2018 08:39:42 AM

Fee: \$47.00

After Recording, Please send to:

Dale Lamb Jr.

7635 Jacks Way

Klamath Falls, OR 97603

*Please Send Tax Documents
To above address

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 5 day of January, 2018.

Grantor, **Kevin L. Geaney and Angela L. Nichols** husband and wife, conveys to
Grantee **Dale R. Lamb Jr.**, Grantee the following described parcel of land, and
improvements and appurtenances thereto in the County of Klamath, State of Oregon, to

Wit:

at the request of Kevin L. Geaney
re-recorded to correct legal description of 2018-000262

**See Legal Description attached hereto as Exhibit A and by this
reference incorporated herein.**

The and actual consideration for this transfer, stated in terms of dollars, is \$300,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301
(Legislative findings) AND 195.305 (Compensation for restriction of use of real
property due to land use regulation) TO 195.336 (Compensation and Conservation
Fund) AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007, SECTIONS
2 TO 9, AND SECTIONS 5 TO 11, 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
VIOLATIONS 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 LAWFULLY ESTABLISHED LOT OR PARCEL, AS
DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010
(Definitions), 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 (Definitions for ORS 30.930 to 30.947),

Leslie Taylor
Returned at Counter

AND INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restrictions of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

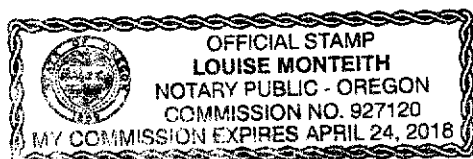
IN WITNESS WHEREOF, The said grantor has executed this instrument this day 5 of January, 2018.

Kevin L. Geaney
Kevin L. Geaney, Grantor

Angela L. Nichols
Angela L. Nichols, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 5th day of January, 2018 by Kevin L. Geaney and Angela L. Nichols.



Louise Monteith
Notary Public for Oregon
My Commission Expires: 04/24/2018

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 39 (KLAMATH FALLS-MERRILL HIGHWAY) SAID POINT BEING LOCATED SOUTH A DISTANCE OF 1326.66 FEET AND EAST A DISTANCE OF 29.61 FEET FROM THE BOLT PURPORTEDLY MARKING THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS SET AND SHOW BE RECORD OF SURVEY NO. 1018 FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR, SAID BEGINNING POINT ALSO BEING NORTH A DISTANCE OF 3989.91 FEET AND EAST A DISTANCE OF 9.80 FEET FROM THE IRON PIN MARKING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89 DEGREES 47' 40" EAST ALONG THE WESTERLY EXTENSION OF AN OLD EXISTING FENCE LINE ALONG SAID FENCE LINE 1001.20 FEET; THENCE SOUTH 293.25 FEET TO A 1/2 INCH IRON PIN MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 70 DEGREES 49' 32" EAST 102.63 FEET TO A 1/2 INCH IRON PIN ON THE ARC OF A 50 FOOT RADIUS CURVE, RADIUS POINT OF SAID CURVE LOCATED NORTH 70 DEGREES 49' 32" EAST 50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE (DELTA IS 102 DEGREES 21' 44") 90.25 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 31 DEGREES 36' 12" EAST 104.55 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 65 DEGREES 48' 00" WEST 110.00 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 78 DEGREES 10' 54" WEST 102.78 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 43 DEGREES 08' 10" WEST 35.00 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 00 DEGREES 12' 20" WEST 80.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO A TRACT OF LAND SITUATED IN THE S1/2 NW1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18; THENCE SOUTH 00 DEGREES 01' 10" WEST ALONG THE SECTION LINE, 2162.47; THENCE ALONG THE CENTERLINE OF A ROAD EASEMENT AS DESCRIBED IN DEED VOLUME M78, PAGE 2313, DEED RECORDS OF KLAMATH COUNTY, OREGON, SOUTH 89 DEGREES 51' 42" EAST 599.83 FEET, NORTH 00 DEGREES 02' 42" WEST 439.32 FEET AND SOUTH 89 DEGREES 59' 04" EAST 132.38 FEET; THENCE SOUTH 78 DEGREES 33' 22" EAST 185.01 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND BEING ON THE NORTHERLY LINE OF THAT ROAD EASEMENT RESERVED BY GRANTORS AS DESCRIBED IN DEED VOLUME M79, PAGE 7271, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 34 DEGREES 13' 49" EAST 135.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 70.00 FEET AND CENTRAL ANGLE EQUALS 36 DEGREES 48' 59") 44.98 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M66, PAGE 1501, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND, NORTH 71 DEGREES 02' 48" EAST 102.63 FEET; THENCE CONTINUING NORTH 71 DEGREES 02' 48" EAST 86.14 FEET; THENCE NORTH 18 DEGREES 57' 12" WEST 30.00 FEET; THENCE SOUTH 88 DEGREES 56' 17" EAST 356.31 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS N 85 DEGREES 29' 00" WEST 400.00 FEET AND CENTRAL ANGLE EQUALS 61 DEGREES 30' 16") 429.38 FEET; THENCE SOUTH 66 DEGREES 01' 16" WEST 144.49 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 205.06 FEET AND CENTRAL ANGLE EQUALS 71 DEGREES 03' 30") 254.32 FEET; THENCE NORTH 42 DEGREES 55' 14" WEST 81.00 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 220.00 FEET AND CENTRAL ANGLE EQUALS 06 DEGREES 41' 57") 25.72 FEET; THENCE NORTH 40 DEGREES 22' 49" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JACK ROOKSTOOL AND SONJA ROOKSTOOL IN WARRANTY DEED RECORDED MARCH 23, 1984 IN BOOK M84, PAGE 4742, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE FULLY DESCRIBED AS FOLLOWS:

A 30 FOOT WIDE EASEMENT, SITUATED IN THE S1/2 NW1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18; THENCE SOUTH 00 DEGREES 01' 10" WEST, ALONG THE SECTION LINE, 2162.47 FEET; THENCE ALONG THE CENTERLINE OF A ROAD EASEMENT AS DESCRIBED IN DEED VOLUME M78, PAGE 2313, DEED RECORDS OF KLAMATH COUNTY, OREGON, SOUTH 89 DEGREES 51' 42" EAST 599.83 FEET, NORTH 00 DEGREES 02' 42" WEST 439.32 FEET AND SOUTH 89 DEGREES 59' 04" EAST 132.38 FEET; THENCE SOUTH 78 DEGREES 33' 22" EAST 185.01 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND BEING ON THE NORTHERLY LINE OF THAT ROAD EASEMENT RESERVED BY GRANTORS AS DESCRIBED IN DEED VOLUME M79, PAGE 7271, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 34 DEGREES 13' 49" EAST 135.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 70.00 FEET AND CENTRAL ANGLE EQUALS 36 DEGREES 48' 59") 44.98 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M66, PAGE 1501, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND, NORTH 71 DEGREES 02' 48" EAST 102.63 FEET; THENCE CONTINUING NORTH 71 DEGREES 02' 48" EAST 86.14 FEET; THENCE NORTH 18 DEGREES 57' 12" WEST 30.00 FEET; THENCE SOUTH 71 DEGREES 02' 48" WEST 188.77 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 100.00 FEET AND CENTRAL ANGLE EQUALS 36 DEGREES 48' 59") 64.25 FEET; THENCE SOUTH 34 DEGREES 13' 49" WEST 135 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT SAID EASEMENT DESCRIBED IN DEED VOLUME M79, PAGE 7271, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG SAID EASEMENT, 30 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

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 00° 02' 42" West 439.32 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 1983.88 feet); thence North 34° 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 48' 59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M-66, Page 1501, Klamath County Deed Records and being the true point of beginning of this description; thence North 71° 02' 48" East 102.63 feet; thence North 18° 57' 12" West 30.00 feet; thence South 71° 02' 48" West 188.77 feet to a point on the boundary of Parcel B of Minor Land Partition No. 80-86; thence along the boundary of said Land Partition, along the arc of a curve to the left (radius point bears North 86° 28' 00" West 400.00 feet and central angle equals 36° 48' 59") 64.25 feet, North 34° 13' 49" West 135.80 feet and North 89° 59' 04" West 599.83 feet; thence South 293.22 feet to the true point of beginning.