

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2018-011330

Klamath County, Oregon



00228899201800113300020026

09/18/2018 02:12:04 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

KARL L GEANEY  
10440 TRAPPERS LAVE  
KLAMATH FALLS OR 97601  
Grantor's Name and Address

CHESTER A \* DONNA M GEANEY  
41766 LAKEWOODS DR  
KLAMATH FALLS OR 97601  
Grantee's Name and Address

After recording, return to (Name and Address):

CHESTER \* DONNA GEANEY  
41766 LAKEWOODS DR  
KLAMATH FALLS OR 97601

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

DONNA & CHESTER GEANEY  
41766 LAKEWOODS DR  
KLAMATH FALLS, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KARL L. and MARILYN C GEANEY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHESTER A \* DONNA M 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 EXHIBIT "A"

ALSO KNOWN AS R-3709-02900-00600, 6.46 ac.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

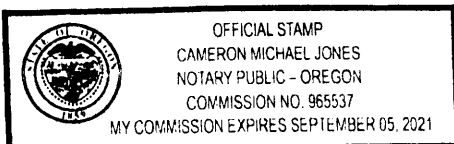
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. 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. (The sentence between the symbols ®, 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 Sept. 18, 2018; 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 KlamathThis instrument was acknowledged before me on Sept 18 2018by Karl GeaneyThis instrument was acknowledged before me on Sept 18 2018by Marilyn Geaneyas Notary Publicof US Bank

Notary Public for Oregon

My commission expires

9/5/21

Exhibit "A"

20262

A parcel of land situated in Sections 29 and 30, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$  of said Section 29, which marks the point of beginning of this description; thence South 88° 48' 32" East along said South quarter section line, 59.33 feet to the center line of an existing dirt road; thence along said dirt road centerline the following courses and distances: North 05° 24' 21" East, 189.77 feet; North 09° 21' 48" East, 384.60 feet; North 14° 12' 26" East, 290.32 feet; North 05° 50' 38" East, 424.72 feet; North 03° 23' 09" West, 233.28 feet to the center line of Simpson Canyon Road; thence along the center line of said Simpson Canyon Road, North 40° 48' 13" West, 265.26 feet; thence South 49° 11' 47" West, 194.71 feet to the intersection of the North-South Section line of Sections 29 and 30; thence South 02° 54' 28" East a distance of 385.00 feet; thence North 83° 48' 32" West to an intersection with the North South 1/8 line on the West side of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 30; thence in a Northerly direction to the Northeast corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 30; thence in a Westerly direction to the Northwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 30; thence in a Southerly direction to the Southwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence in an Easterly direction to the point of beginning.

TOGETHER WITH easements 60.00 feet in width lying 30.00 feet on each side of the centerline along existing roads in Section 29; 30 and 19, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the centerlines of which are more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence North 88° 07' 44" West along the South line of said Section 29, 803.28 feet; thence leaving said South section line North 348.02 feet to the centerline of Simpson Canyon Road and the point of beginning for this description; thence along said Simpson Canyon Road centerline the following courses and distances: South 71° 24' 26" West, 75.38 feet; North 79° 48' 23" West, 387.39 feet; North 64° 42' 29" West, 375.09 feet; North 68° 28' 33" West, 246.02 feet; North 36° 50' 53" West, 404.62 feet; North 28° 07' 32" West, 413.24 feet; North 30° 42' 36" West, 460.53 feet; North 27° 24' 31" West, 760.81 feet; North 34° 27' 44" West, 397.76 feet; North 58° 58' 47" West, 209.18 feet; South 88° 11' 30" West, 287.51 feet; North 85° 08' 49" West, 253.74 feet; North 66° 52' 25" West, 357.28 feet; North 48° 12' 45" West, 273.50 feet; North 40° 09' 10" West, 358.58 feet; North 28° 51' 23" West, 536.31 feet; North 39° 31' 53" West, 366.44 feet and the terminus of this description.

SUBJECT TO a road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline: Commencing at the Southwest corner of the NW $\frac{1}{4}$  of said Section 29; thence South 88° 48' 32" East along the South line of said NW $\frac{1}{4}$  of Section 29 to the center line of the dirt road; thence along the center line of said road, the following courses and distances: North 05° 24' 21" East, 189.77 feet; North 09° 21' 48" East, 384.60 feet; North 14° 12' 26" East, 230.32 feet; North 05° 50' 38" East, 424.72 feet; North 03° 23' 09" West 233.28 feet to the center line of said Simpson Canyon Road; thence North 40° 48' 13" West 265.26 feet along the centerline of said Simpson Canyon Road, to the most Northerly point of the above described property and the terminus of this easement.