

2020-016317

Klamath County, Oregon



12/15/2020 10:32:27 AM

Fee: \$102.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Alice Geary Kilham, Individually  
and  
Alice Geary Kilham, Trustee of the Edward A.  
Geary Trust  
345 Harrison St.  
Ashland, OR 97520

Edward G. Kilham, Trustee of the Edward A.  
Geary Trust  
1647 Pierard Rd.  
North Vancouver, BC  
V7J 1Y4, Canada

Nancy E. Kilham, Trustee of the Edward A.  
Geary Trust  
1609 Jackson Rd.  
Ashland, OR 97520

A. William Boehner and Susan Geary Boehner,  
Trustees of the A. William and Susan Geary Boehner  
Family Trust, uad 08-16-2006  
2219 N. Heights Drive  
Boise, ID 83702

GRANTEE'S NAME AND ADDRESS:

Dorothea G. Yellott, Trustee  
of the John and Dorothea Yellott  
Trust, uad 10-02-2003  
839 Canyonview Dr.  
Laguna Beach, CA 92651-2610

SEND TAX STATEMENTS TO:

Dorothea G. Yellott, Trustee  
839 Canyonview Dr.  
Laguna Beach, CA 92651-2610

**BARGAIN AND SALE DEED**

**ALICE GEARY KILHAM, Individually, and ALICE GEARY KILHAM, EDWARD G. KILHAM and NANCY E. KILHAM, TRUSTEES OF THE EDWARD A. GEARY TRUST and A. WILLIAM BOEHNER and SUSAN GEARY BOEHNER, TRUSTEES OF THE A. WILLIAM AND SUSAN GEARY BOEHNER FAMILY TRUST, UAD 08-16-2006, hereinafter referred to as grantors, convey to DOROTHEA G. YELLOTT, TRUSTEE OF THE JOHN AND DOROTHEA YELLOTT TRUST, uad 10-02-2003, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:**

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.


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

BARGAIN AND SALE DEED - Parcel 1 – LP 14-14  
Page 2 of 4

STATE OF IDAHO )  
 ) ss  
County of Ada )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17<sup>th</sup> November day of ~~October~~, 2020, by  
A. William Boehner as Trustee of the A. William and Susan Geary Boehner Family Trust, uad 08-16-2006.


NESSA R GENECE  
Notary Public  
State of Idaho  
Commission No. 202008403

  
NOTARY PUBLIC FOR Idaho  
My Commission Expires: 10/20/2026

STATE OF IDAHO )  
 ) ss  
County of Ada )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17<sup>th</sup> November day of ~~October~~, 2020, by  
Susan Geary Boehner as Trustee of the A. William and Susan Geary Boehner Family Trust, uad 08-16-2006.

JANESSA R GENECE  
Notary Public  
State of Idaho  
Commission No. 202008403

  
NOTARY PUBLIC FOR Idaho  
My Commission Expires: 10/20/2026

**EXHIBIT "A"**

Attached to and made a part of that certain  
Bargain and Sale Deed  
wherein Alice Geary Kilham, Individually, the  
Trustees of the Edward A. Geary Trust and  
Trustees of the A. William and Susan Geary Bohner Family Trust  
are Grantors  
and the  
Trustee of the John and Dorothea Yellott Trust  
is Grantee

**PARCEL 1 of LP 14-14  
LEGAL DESCRIPTION**

A tract of land located in the S1/2 of Section 5, the NE1/4 of Section 7 and the N1/2 of Section 8, all in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Commencing at a 5/8" iron rod with a yellow plastic cap marked "W&H Pacific" marking the Northwest corner of Lot 1046 of Tract 1426, RUNNING Y RESORT, PHASE 12, 1<sup>ST</sup> ADDITION, thence North 90°00'00" West 223.95 feet to the Easterly boundary of property described in Volume M03, page 75105 of the Klamath County Deed Records; thence North 00°00'00" West along said Easterly boundary, 203.56 feet to the Northeast corner of said property; thence North 90°00'00" West along the Northerly line of said property 660.00 feet to the Northwest corner thereof; thence South 00°00'00" East along the Westerly line of said property 203.56 feet; thence leaving said Westerly line South 90°00'00" West 302.72 feet to the True Point of Beginning; thence continuing South 90°00'00" West 234.56 feet to the Easterly right of way line of Oregon State Highway 140, 40.00 feet from centerline when measured perpendicular to said centerline; thence along said right of way line the following seven (7) courses: North 43°28'47" West 357.90 feet; thence North 46°31'13" East 10.00 feet; thence North 43°28'47" West 998.96 feet; thence North 46°31'13" East 10.00 feet; thence North 43°28'47" West 200.00 feet; thence North 46°31'13" East 20.00 feet; thence North 43°28'47" West 808.53 feet; thence leaving said right of way line North 59°31'11" East 274.49 feet; thence North 23°26'24" West 48.43 feet to the approximate centerline of the existing drainage canal; thence along said canal centerline the following fourteen (14) courses: North 66°46'02" East 129.68 feet; thence North 81°52'26" East 190.38 feet; thence North 65°06'35" East 67.65 feet; thence North 40°17'14" East 40.75 feet; thence North 00°08'09" East 18.20 feet; thence North 30°35'28" East 77.80 feet; thence North 40°38'29" East 173.22 feet; thence North 58°24'50" East 300.37 feet; thence North 66°36'20" East 178.62 feet; thence North 55°22'24" East 231.44 feet; thence North 46°29'52" East 159.29 feet; thence North 46°32'01" East 445.97 feet; thence North 51°26'48" East 304.95 feet; thence North 54°16'06" East 144.26 feet; thence leaving said canal centerline, South 13°45'51" East 1474.00 feet; thence South 20°29'05" West 2045.47 feet to the Point of Beginning

Containing 97.6 acres, more or less.



Edward G. Kilham, Trustee

PROVINCE OF BRITISH COLUMBIA

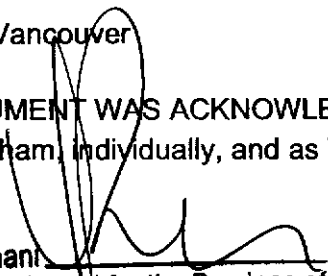
)

) ss

City of North Vancouver

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THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29 day of October 2020, by Edward G. Kilham, individually, and as Trustee of the Edward A. Geary Trust



Roxana Roohani  
A Notary Public in and for the Province of  
British Columbia

No Advice Sought or Given.  
Attested but Not Drawn by  
Roxana Roohani, Notary Public

NOTARY PUBLIC FOR BRITISH COLUMBIA

My Commission Expires: NIA - PERMANENT

**Roxana Roohani**  
**Notary Public**  
#115 - 1433 Lonsdale Ave  
North Vancouver, BC V7M 2H9  
E-mail: roxana@roohaninotary.com

