

Returned at Counter

2020-016318

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00270729202000163180050050

12/15/2020 10:32:31 AM

Fee: \$102.00

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

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

GRANTEE'S NAME AND ADDRESS:

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

SEND TAX STATEMENTS TO:

A. William Boehner and Susan Geary Boehner,
Trustees
2219 N. Heights Drive
Boise, ID 83702

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 DOROTHEA G. YELLOTT, TRUSTEE OF THE JOHN AND DOROTHEA YELLOTT TRUST, uad 10-02-2003, hereinafter referred to as grantors, convey to 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 grantees, 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 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.

IN WITNESS WHEREOF, the grantors have executed this instrument this ____ day of October, 2020.

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.

EDWARD A. GEARY TRUST

Alice Geary Kilham
Alice Geary Kilham

Edward G. Kilham
Edward G. Kilham

Nancy E. Kilham
Nancy E. Kilham

JOHN AND DOROTHEA YELLOTT TRUST

Dorothea G. Yellott
Dorothea G. Yellott

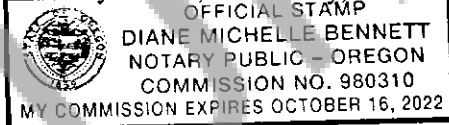
Alice Geary Kilham
Alice Geary Kilham, Individually

STATE OF OREGON)

) ss

County of Jackson)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13th day of October, 2020, by Alice Geary Kilham, individually, and as Trustee of the Edward A. Geary Trust.



NOTARY PUBLIC FOR Oregon
My Commission Expires: 10-16-2022

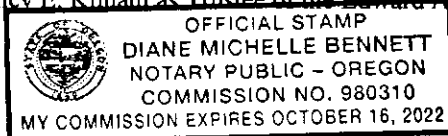
(Note: The British Columbia notarial acknowledgment of Edward G. Kilham is attached hereto and incorporated herein by this reference.)

STATE OF OREGON)

) ss

County of Jackson)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13th day of October, 2020, by Nancy E. Kilham as Trustee of the Edward A. Geary Trust.



NOTARY PUBLIC FOR Oregon
My Commission Expires: 10-16-2022

(NOTE: The acknowledgment of Dorothea G. Yellott is attached hereto and incorporated herein by reference.)

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 the
Trustee of the John and Dorothea Yellott Trust
are Grantors
and
Trustees of the A. William and Susan Geary Boehner Family Trust
are Grantees

**PARCEL 2 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:

Beginning 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, 1ST 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 and the True Point of Beginning; 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; thence North 20°29'05" East 2045.47 feet; thence North 13°45'51" West, 1474.00 feet to the approximate centerline of the existing drainage canal; thence along said canal centerline the following eight (8) courses: thence North 54°16'06" East 132.00 feet; thence North 53°56'44" East 439.32 feet; thence North 49°56'15" East 46.60 feet; thence North 43°33'45" East 126.61 feet; thence North 44°20'01" East 205.14 feet; thence North 44°15'33" East 222.66 feet; thence North 35°48'35" East 35.52 feet; thence South 76°43'06" East 98.20 feet; thence North 43°21'41" East 50.00 feet, more or less, to the approximate centerline of a drainage canal serving the Running Y Ranch Property; thence along the centerline of said canal, meandering in a Southerly direction, approximately 1082.9 feet; thence leaving said canal centerline South 18°24'26" West 1746.47 feet; thence South 00°20'29" West 1107.10 feet; thence South 51°00'20" West 1044.78 feet to the Point of Beginning.

Containing 119.4 acres, more or less.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On December 4, 2020 before me, Kiley Nicole Jahn, Notary Public,
(insert name and title of the officer)

personally appeared Dorothea G. Elliott
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.


I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

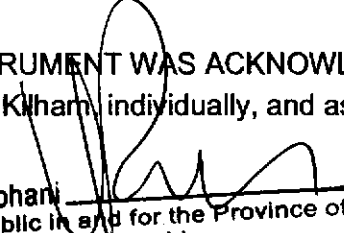
(Seal)




Edward G. Kilham, Trustee

PROVINCE OF BRITISH COLUMBIA)
) ss
City of North Vancouver)

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

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

NOTARY PUBLIC FOR British Columbia
My Commission Expires: N/A - PERMANENT

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

