

**2020-016319**  
**Klamath County, Oregon**



12/15/2020 10:32:33 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

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

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

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

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

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 Heights Drive  
 Boise, ID 83702

Alice Geary Kilham, Individually  
 345 Harrison Street  
 Ashland, OR 97520

GRANTEE'S NAME AND ADDRESS – CONTINUED:

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

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

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

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, DOROTHEA G. YELLOTT, TRUSTEE OF THE JOHN AND DOROTHEA YELLOTT TRUST, uad 10-02-2003,**

**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:

**ALICE GEARY KILHAM, individually, as to an undivided eight percent (8%) interest (representing 7.95± acres);**

**ALICE GEARY KILHAM, EDWARD G. KILHAM and NANCY E. KILHAM, TRUSTEES OF THE EDWARD A. GEARY TRUST, as to an undivided forty-two percent (42%) interest (representing 40.55± acres),**

**and**

**A. WILLIAM BOEHNER and SUSAN GEARY BOEHNER, TRUSTEES OF THE A. WILLIAM AND SUSAN GEARY BOEHNER FAMILY TRUST, uad 08-16-2006, as to an undivided fifty percent (50%) interest (representing 48.5± acres),**

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 13 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, Trustee

Edward G. Kilham  
Edward G. Kilham, Trustee

Nancy E. Kilham  
Nancy E. Kilham, Trustee

JOHN AND DOROTHEA YELLOTT TRUST

Dorothea G. Yellott  
Dorothea G. Yellott, Trustee

A. WILLIAM AND SUSAN GEARY BOEHNER FAMILY TRUST

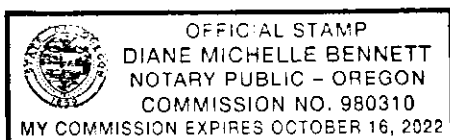
A. William Boehner  
A. William Boehner, Trustee

Susan Geary Boehner  
Susan Geary Boehner, Trustee

Alice Geary Kilham  
Alice Geary Kilham, Individually

STATE OF OREGON                     )  
   ) ss  
County of Jackson                     )

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

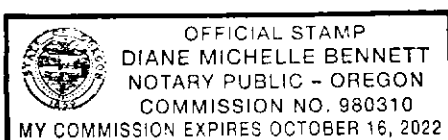


NOTARY PUBLIC FOR Oregon  
My Commission Expires: 10-16-2022

(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 13<sup>th</sup> 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 by this reference.)

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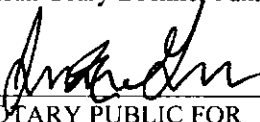
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STATE OF IDAHO )  
 ) ss  
County of Ada )

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


JANESSA R GENECE  
Notary Public  
State of Idaho  
Commission No. 20203828

  
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 day of ~~October~~ <sup>November</sup>, 2020, by  
Susan Geary Boehner as Trustee of the A. William and Susan Geary Boehner Family Trust

JANESSA R GENECE  
Notary Public  
State of Idaho  
Commission No. 20203828

  
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, the  
the Trustee of the John and Dorothea Yellott Trust,  
and the  
Trustees of the A. William and Susan Geary Boehner Family Trust  
are Grantors  
and  
Alice Geary Kilham, Individually, as to an undivided eight percent (8%) interest,  
Trustees of the Edward A. Geary Trust, as to an undivided forty-two percent (42%) interest,  
and  
Trustees of the A. William and Susan Geary Boehner Family Trust as to an  
undivided fifty percent (50%) interest,  
are Grantees

#### **PARCEL 3 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, 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 51°00'20" East 1044.78 feet; thence North 00°20'29" East 1107.10 feet; thence North 18°24'26" East 1746.47 feet 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 942.70 feet; thence leaving said canal centerline South 16°41'29" West 921.10 feet; thence South 00°24'25" West 649.14 feet; thence South 90°00'00" East 497.44 feet; thence South 00°24'25" West 1,449.57 feet to the Northerly line of Lot 1057 of Tract 1426, RUNNING Y RESORT PHASE 12, 1<sup>ST</sup> ADDITION; thence along the Northerly line of said Tract 1426, the following four (4) courses: North 88°43'55" West 403.37 feet; thence North 88°17'59" West 451.10 feet; thence North 88°55'18" West 906.12 feet; thence North 87°33'57" West 265.36 feet to said Northwest corner of said Lot 1046 and the Point of Beginning.

Containing 97.0 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)

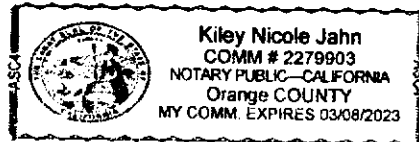
personally appeared Dorothea G. Yellott  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity~~(ies)~~,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

(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**  
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@roohaninotary.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

