

Returned at Counter

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

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.

**2020-016318**

Klamath County, Oregon



00270729202000163180050050

12/15/2020 10:32:31 AM

Fee: \$102.00

**2021-001514**

Klamath County, Oregon



00273277202100015140060067

02/02/2021 12:26:41 PM

Fee: \$107.00

**This deed is re-recorded at the request of Parks & Ratliff, P.C., to attach an affidavit clarifying the notarial certificate of Kiley Nichole Jahn.**

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

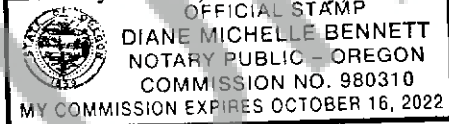
Alice Geary Kilham  
Alice Geary Kilham, Individually

STATE OF OREGON )

) ss

County of Jackson )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 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

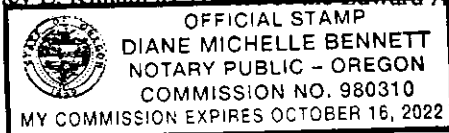
(Note: The British Columbia notarial acknowledgment of Edward G. Kilham is attached hereto and incorporated herein by this reference.)

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 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, 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 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



(Seal)





Edward G. Kilham, Trustee

PROVINCE OF BRITISH COLUMBIA

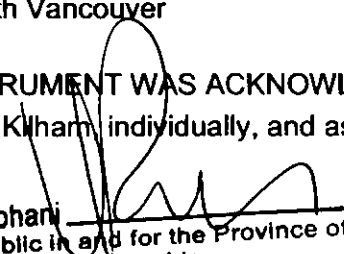
)

) 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



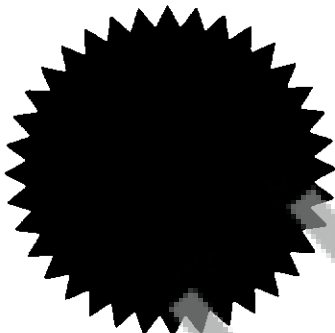
Roxana Roohani  
A Notary Public in and for the Province of  
British Columbia

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



# AFFIDAVIT

**I, Kiley Nicole Jahn, being duly sworn, depose and say:**

1. I am a Notary Public under the laws of the State of California.
2. On December 4, 2020, I witnessed and notarized the signature of Dorothea G. Yellott upon a bargain and sale deed. The bargain and sale deed related to real property located in Klamath County, Oregon.
3. In completing the notarial certificate for said deed, I incorrectly identified Ms. Dorothea G. Yellott as Dorothea G. Elliott.

Dated this 12 day of January, 2021.

Kiley Nicole Jahr

## ACKNOWLEDGEMENT

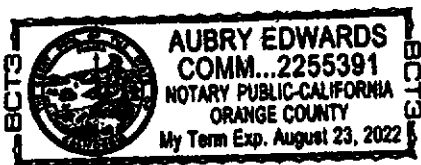
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA           )  
County of Orange                 ) ss

On 01-22<sup>nd</sup>, 2021, before me, Aubry Edwards,  
Notary Public, personally appeared Kiley Nicole Jahn, who proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed to the within instrument and  
acknowledged to me that she executed the same in her authorized capacity, and that by her signature  
on the instrument is the person or the entity upon behalf of which the person 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.



  
 \_\_\_\_\_  
 Notary Public for California  
 My Commission Expires: 08-23-2022