

2021-012583

Klamath County, Oregon



00285782202100125830030031

08/18/2021 10:51:59 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO
Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
NO CHANGE

BARGAIN AND SALE DEED

Suzanne J. Geary and Derek Parker, Grantees, convey unto Arthur R. Geary, Grantor, their undivided interests in the real property in Klamath County, Oregon, more particularly described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 5, THE NORTH ONE-HALF OF SECTION 8, AND THE WEST ONE-HALF OF SECTION 9 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 CORNER COMMON TO LOTS 983 AND 984 OF TRACT 1423, RUNNING Y RESORT, PHASE 12, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 1423 AND TRACT 1426, RUNNING Y RESORT, PHASE 12, 1ST ADDITION, THE FOLLOWING FOUR (4) COURSES: NORTH 89°32'43" WEST 294.62 FEET; THENCE NORTH 88°28'24" WEST 288.73 FEET; THENCE NORTH 88°27'11" WEST 481.07 FEET; THENCE NORTH 88°43'55" WEST 344.95 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID TRACT 1426, NORTH 00°24'25" EAST 1,449.57 FEET; THENCE NORTH 90°00'00" WEST 497.44 FEET; THENCE NORTH 00°24'25" EAST 649.14 FEET; THENCE NORTH 16°41'29" EAST 921.10 FEET TO THE CENTERLINE OF AN EXISTING DRAINAGE CANAL; THENCE ALONG SAID CANAL CENTERLINE, MEANDERING IN A SOUTHEASTERLY DIRECTION, APPROXIMATELY 3,637.00 FEET; THENCE LEAVING SAID CANAL CENTERLINE AND IN A SOUTHERLY DIRECTION, APPROXIMATELY 759.00 FEET TO THE NORTHERLY LINE OF LOT 956, OF SAID TRACT 1423, RUNNING Y RESORT PHASE 12; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 1423, RUNNING Y RESORT PHASE 12, NORTH 88°40'02" WEST 1,136.02 FEET TO SAID CORNER OF LOTS 983 AND 984 AND THE **POINT OF BEGINNING**.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER C.S. 7216 OF THE KLAMATH COUNTY SURVEY RECORDS.

This consideration paid for this transfer is \$49,000.00.

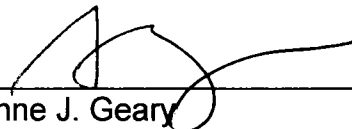
BARGAIN AND SALE DEED - 1

Klamath County Assessor Parcel Nos. R-3808-009BO-01700, being 32.89 acres more or less; R-3808-00800-00202, being 81.37 acres more or less; and R-3808-005DO-01101, being 5.04 acres more or less.

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.

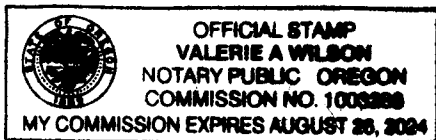
Dated this 9th day of June 2021.

August


Suzanne J. Geary

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me this 9th day of June 2021 by Suzanne J. Geary.




Valerie A. Wilson
Notary Public for Oregon

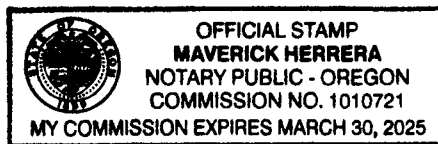
My Commission Expires: Aug. 26, 2024

Dated this 21st day of June 2021.

Dm Parker
Derek Parker

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me this 21 day of June 2021 by Derek Parker.



Meyul
Notary Public for Oregon

My Commission Expires: 03/30/25