

2024-007567

Klamath County, Oregon

08/29/2024 03:54:02 PM

Fee: \$92.00

After recording, return to

Michael R. Phillips, Attorney at Law
PO Box 1086
Vancouver WA 98666

Until requested otherwise, send all tax statements to:

Arthur R. Geary and Susan L. Geary
1306 NE 147th Avenue
Vancouver, WA 98684

Grantor:

Arthur R. Geary
1306 NE 147th Avenue
Vancouver, WA 98684

Grantees:

Arthur Raymond Geary and Susan Lillian Geary,
Trustees of the Geary Family Trust
dated August 29, 2024, as amended
1306 NE 147th Avenue
Vancouver, WA 98684

Space Above for Recording Information Only

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ARTHUR R. GEARY, hereinafter called Grantor, for no consideration, does hereby warrant and convey unto ARTHUR RAYMOND GEARY and SUSAN LILLIAN GEARY, Trustees of the Geary Family Trust dated August 29, 2024, as amended, hereinafter called Grantees, and unto Grantees' successors and assigns, all of Grantor's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit A for legal description.

Property Parcel No(s). R-3808-009B0-017, being 32.89 acres more or less; R-3808-00800-00202, being 81.37 acres more or less; and R-3808-005D0-01101, being 5.04 acres more or less.

Situs: no situs

To Have and to Hold the same unto the said Grantees and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

Transfer is to Grantor and Grantee's Revocable Living Trust. Grantor and Grantees are the lifetime beneficiaries of such trust.

The liability and obligations of Grantor to Grantees and Grantee's successors and assigns under the warranties and covenants contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy, and Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the Grantor has executed this instrument this 29 day of Aug, 2024.

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.


ARTHUR R. GEARY

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that ARTHUR R. GEARY is the persons who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: Aug. 29, 2024





Notary Public in and for the State of Washington, residing at Clark County
My appointment expires 3/22/2028

Exhibit A

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**.