



2026-002237
 Klamath County, Oregon
 03/13/2026 10:37:01 AM
 Fee: \$97.00

THIS SPACE RESERVED FOR

Dorothea G. Yellott, Trustee of The John and
 Dorothea Yellott Trust Dated October 2, 2003
 839 Canyon View DR
 Laguna Beach, CA 92651

Grantor's Name and Address

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

Grantee's Name and Address

After recording return to:
 Arthur Raymond Geary and Susan Lillian Geary,
 Trustees of the Geary Family Trust dated August 29,
 2024
 1306 NE 147th AVE
 Vancouver, WA 98684

Until a change is requested all tax statements
 shall be sent to the following address:

same as above

File No. 1047604

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Dorothea G. Yellott, Trustee of The John and Dorothea Yellott Trust Dated October 2, 2003

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Arthur Raymond Geary and Susan Lillian Geary, Trustees of the Geary Family Trust dated August 29, 2024,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true consideration for this conveyance is \$280,000.00

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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.

In Witness Whereof, the grantor has executed this instrument this 3rd day of March, 2026; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The John and Dorothea Yellott Trust Dated October 2, 2003

By: [REDACTED]
Dorothea G. Yellott, Trustee

State of CA) ss.
County of Orange)

On this 3 day of March, 2026, before me, L. Block, a Notary Public in and for said state, personally appeared Dorothea G. Yellott known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the ~~Gray Family Trust dated August 29, 2004~~ and acknowledged that he/she/they executed the same as Trustee.

John and Dorothea Yellott Trust Dated October 2, 2003

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of CA
Residing at: 14001 Mansilla St Laguna Hills CA 92653
Commission Expires: 10/14/27

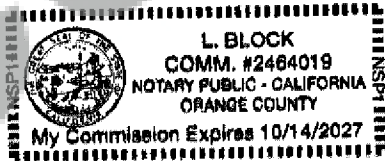


EXHIBIT 'A'

File No. 1047604

PARCEL 1:

Beginning at a point 1100 feet East from the one-quarter corner between Sections 7 and 8, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence East 660 feet; thence South 330 feet; thence West 660 feet; thence North 330 feet to the point of beginning.

TOGETHER WITH a perpetual easement and right of way over roadway now constructed and used leading from the granted premises in a Southeasterly direction to State Highway No. 140, and together with the further perpetual easement and right of way for use, repair, operation and maintenance of a pump and well situate approximately 900 feet Southwesterly from the dwelling house on the above granted premises, the same being located on Lot 3 and in Section 8 in said Township and Range, together with the right of way for the pipe line extending from said well to the above granted premises.

PARCEL 2:

Beginning at a point 1,100 feet East from the one-quarter corner between Sections 7 and 8, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence East 660 feet; thence North 165 feet; thence West 660 feet; thence South 165 feet to the point of beginning.

TOGETHER WITH the perpetual easement and right of way to be selected by the grantee leading from the above granted premises in a Westerly direction to connect with State Highway No. 140.

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