

2013-003178

Klamath County, Oregon



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03/26/2013 09:29:45 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Willard D. Hume
Elinor J. Hume
11490 Crystal Springs Road
Klamath Falls OR 97603

TRANSFER ON DEATH DEED
(ORS 93.948 to 93.979)

IDENTIFYING INFORMATION

Owners Making This Deed:

Name: Willard D. Hume
Address: 11490 Crystal Springs Road
Klamath Falls OR 97603

Name: Elinor J. Hume
Address: 11490 Crystal Springs Road
Klamath Falls OR 97603

Legal Description of the Property:

A tract of land situated in the N½ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-fourth corner of said Section 28; thence North 89°49'03" West along the North line of said Section 28 a distance of 7.00 feet; thence following the centerline of an irrigation ditch; South 00° 29'26" West 743.07 feet (a 5/8 inch iron pin bears South 00° 29'26" West 24.30 feet); thence along the arc of a curve to the left (radius-20 feet and central angle - 101°05'56") 35.29 feet; thence North 79°23'30" East 73.18 feet (a 5/8 inch iron pin bears North 79°23'30" East 49.14 feet); thence along the arc of a curve to the right (central angle-78°38'00" and radius-60 feet) 82.34 feet; thence South 21°58'30" East 55.81 feet; thence along the arc of a curve to the right (central angle -17°58'22" and radius 300 feet) 94.11 feet; thence leaving said ditch South 88°56'48" East 631.78 feet to a 5/8 inch iron pin on the south edge of an irrigation ditch; thence North 00°19'32" East

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909.33 feet to a 5/8 inch iron pin; thence continuing North 00°19'32" East 30.00 feet to the North line of said Section 28; thence North 89°54'41" West along the North line of said Section 28 827.90 feet to the point of beginning.

Reserving unto Grantor, its successors and assigns, an easement for ingress and egress for the purpose of using and maintaining the existing irrigation and drainage ditches through the property, which easement shall be reserved for the benefit of all persons having an interest in said irrigation and drainage ditches.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of the Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; right of way for irrigation ditch as set out in Deed recorded January 25, 1930 in Book 89, page 560 Deed Records, Klamath County, Oregon, and as disclosed by the description contained therein; easements and rights of way of record and apparent on the land, if any.

Klamath County Assessor's Parcel No. R-3910-02800-00900 and more commonly referred to as 11490 Crystal Springs Road, Klamath Falls, Oregon 97603

PRIMARY BENEFICIARY

We designate the following beneficiary if the beneficiary survives us:

The owners hold title to the property as tenants by the entirety. Each names the other as the primary beneficiary.

ALTERNATE BENEFICIARY

If the primary beneficiary does not survive, we designate the following alternate beneficiaries if those beneficiaries survive us:

John Duncan Hume, JoAnn Elizabeth Shakon, and Jacquelyn Louise Hilyard, not as tenants in common, but as joint tenants with right of survivorship.

TRANSFER ON DEATH

At our deaths, we transfer our interests in the above-described property to the beneficiaries as designated above. Before our deaths, we have the right to revoke this deed.

SIGNATURES OF OWNERS
MAKING THIS DEED

Signature: Willard D. Hume
Willard D. Hume

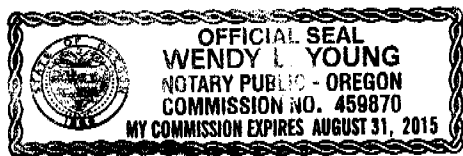
Date: 3/22/13

Signature: Elinor J. Hume
Elinor J. Hume

Date: 3/22/2013

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 12 day of March 2013
by Willard D. Hume and Elinor J. Hume.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015