

2014-002299

Klamath County, Oregon



03/18/2014 11:38:31 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

David M. Chabner
Vicki E. Chabner
1801 Lakeshore Drive
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Luke David Chabner
1213 2nd Ave
Chula Vista, CA 91911

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, ATTORNEY
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

Unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I/we David M. Chabner and Vicki E. Chabner, husband and wife, owner of the real property described below, whose address is 1801 Lakeshore Drive, Klamath Falls, OR 97601, upon my death do hereby transfer to the beneficiary designated below, all of our right, interest and title in that certain real property, situated in Klamath County, State of Oregon, a legal description of which is set out on Exhibit A, attached hereto and incorporated by this reference herein as it fully set forth. I/We designate Luke David Chabner whose mailing address, if available, is 1213 2nd Ave, Chula Vista, Ca 91911, as my/our primary beneficiary if that person survives me/us.

Before my death, I/we have the right to revoke this deed.

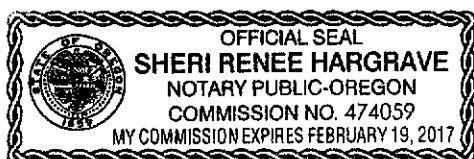
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010.

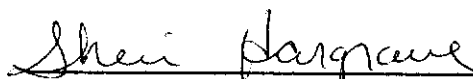

DAVID M. CHABNER, Grantor


VICKI E. CHABNER, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 17th day of March, 2014, by DAVID M. CHABNER and VICKI E. CHABNER.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-19-17

Property Address: 1801 LAKE SHORE DRIVE
KLAMATH FALLS, OR 97601

EXHIBIT 'A'

LEGAL DESCRIPTION

APN # 3808-025BB-02300 AND 01100

PARCEL 1:

An irregular tract of land South of the Rock Creek Road described as follows: Beginning at a point on the Southerly boundary of the Rock Creek Road which is from the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 E.W.M., East 535 feet; North 5°27' West 126.45 feet to a point on the most Westerly line of that tract of land described in Deed Volume 82 page 398, Deed Records of Klamath County, Oregon; North 70°35' East 128.19 feet; North 21°30' West 151.3 feet to the South boundary of the Rock Creek Road and true point of beginning; thence South 21°30' East 151.3 feet; thence South 70°35' West 128.19 feet; thence South 5°27' East to the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 25, Twp. 38 S.R. 8 E.W.M.; thence East along said South line to an iron pin which lies 400 feet West along said South line from its intersection with the South boundary of the Rock Creek Road and which marks the most Westerly corner of that tract of land described in Deed Volume 141, page 25, Deed Records of Klamath County, Oregon; thence North 14°32' East, 203.3 feet to an iron pin; thence North 35°32' East to an iron pin on the South boundary of the Rock Creek Road; thence Westerly along said South boundary to the point of beginning, being all a part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 38 South, Range 8 E.W.M.

SAVING AND EXCEPTING the following parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, T. 38 S.R. 8 E.W.M., more particularly described as follows: Beginning at a point on the southerly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ from which the SW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ bears West, along said Southerly line NW $\frac{1}{4}$ NW $\frac{1}{4}$ 534.96 feet; thence East, along said southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ 181.49 feet to a $\frac{1}{4}$ inch iron pin; thence leaving said southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, N. 23°37'16" W. 178.44 feet to a $\frac{1}{4}$ inch iron pin; thence S. 70°31'53" W. along that certain parcel described in Deed Volume M71 at page 2800, Klamath County Deed Records, 130.43 feet to a $\frac{1}{4}$ inch iron pin; thence S. 06°10'21" E. continuing along said deeded parcel, 120.72 feet to the point of beginning.

PARCEL 2:

An irregular tract of land North of the Rock Creek Road described as follows: Beginning at a point on the North boundary of the Rock Creek Road which is from the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38, South, Range 8 E.W.M., East 245 feet, North 336 feet, North 21°45' East 56.5 feet, South 70°33' East 57 feet; South 85°24' East 123.8 feet, North 89°47' East 61.8 feet and North 87°08' East 84.2 feet to the true point of beginning; thence Easterly along the North boundary of the Rock Creek Road to the most Westerly corner of that tract of land described in Deed Volume 212 page 403, Klamath County, Oregon Deed Records; thence North 34°22' East to the shore line of Upper Klamath Lake; thence Westerly along the shore line of Upper Klamath Lake to a point due North of the point of beginning; thence due South to the point of beginning, being all a part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 25, Twp. 38 S.R. 8 E.W.M.