

2015-006321

Klamath County, Oregon



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06/16/2015 03:44:48 PM

Fee: \$47.00

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|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| RETURN TO: Michael P. Rudd 411 Pine Street Klamath Falls, OR 97601 | MAIL TAX STATEMENTS: Bob A. Dortch 3039 Front Street Klamath Falls, OR 97601 |
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TRANSFER ON DEATH DEED
(ORS 93.948 TO ORS 93.979)

KNOW ALL MEN BY THESE PRESENTS that I, Bob A. Dortch owner of the real property described below, whose address is 3039 Front Street, Klamath Falls, Oregon 97601, upon my death do hereby transfer to the beneficiary described below, all of my right, interest and title in that certain real property situated in Klamath County, Oregon, described as follows:

SEE ATTACHED EXHIBIT "A"

I designate Heidi Aileen Fountain, whose mailing address is P.O. Box 865, Spirit Lake, Idaho 83869, as my primary beneficiary if she survives me.

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

In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF the undersigned has signed this instrument this 15 day of June 2015.

Bob A. Dortch

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 15 day of June 2015, the above-named Bob A. Dortch and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

My Commission expires: 9-20-2017



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass capped monument marking the Southwest corner of said Section 3; thence North 00 degrees 24' West along the West line of said Section 3 a distance of 330.0 feet to the Southwest corner of that tract of land conveyed to Ganong and described in Deed Volume 341, page 603, Klamath County Deed Records; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet to the Southeast corner of said Ganong Tract; thence North 00 degrees 24' West along the East line of said Ganong Tract a distance of 130.0 feet to the true point of beginning of this description; said point being on the North line of a 30 foot wide right of way as described in said Deed Record; thence North 00 degrees 24' West a distance of 530.0 feet to the Northeast corner of said Ganong Tract; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet; thence South 00 degrees 24' East parallel with the West line of said Section 3 a distance of 530.0 feet to the North line of said right of way; thence South 89 degrees 04' West parallel with the South line of said Section 3 a distance of 330.0 feet to the true point of beginning of this description.

TOGETHER WITH an easement for ingress and egress described as follows:

Beginning at the Southwest corner of the herein described property; thence North 89°04' East 951.5 feet more or less to the West line of the Klamath Falls - Rocky Point Highway, thence South along said West line 30 feet; thence South 89°04' West 951.50 feet to a point due South of the point of beginning; thence North 30 feet to the point of beginning.