

2018-002062

Klamath County, Oregon



02/22/2018 01:28:48 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Morris Ricks
2505 Hilyard Avenue
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

Chad Ricks
71W 1800S
Perry, Utah 84302

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

Unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, **MORRIS RICKS**, owner of the real property described below, whose address is 2505 Hilyard Avenue, Klamath Falls, Oregon 97603, upon my death do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property, situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Commencing at a point marked by a 2 inch iron pipe, which is 30 feet North of the Southwest corner of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon to the True Point of Beginning, thence East parallel to the Southerly line of said Section a distance of 68 feet, thence North at right angles to the Southerly line of said Section and parallel to the Westerly line of said Section a distance of 207 feet, thence West and parallel to said Southerly of said Section a distance of 68 feet to the Westerly line of said Section 6, thence South a distance of 207 feet to the point of beginning, and being situated in and a portion of Government Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

I designate **CHAD RICKS**, whose mailing address is 71W 1800S, Perry, Utah, 84302 as my primary beneficiary if that person survives me.

Before my death, I 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

Returned at Counter

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.

Dated the 22nd day of February, 2018.

Morris Ricks
MORRIS RICKS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 22nd day of February, 2018, by **MORRIS RICKS**.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 20, 2019