

2018-005874

Klamath County, Oregon



00222224201800058740030037

05/14/2018 11:05:55 AM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

Russell D. Wood and Linda L. Wood
37630 Chiloquin Ridge Road
Chiloquin, Oregon 97624

BENEFICIARY NAME AND ADDRESS

Amelia Katherine Wood-Gonzales
5900 Sellers Avenue
Oakley, California 94561

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 we, **Russell D. Wood and Linda L. Wood, tenants by the entirety** owners of the real property described below, whose address is 37630 Chiloquin Ridge Road, Chiloquin, Oregon 97624, upon the death of the second of us to de cease 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, legally described as follows, to-wit:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth

We designate **AMELIA KATHERINE WOOD-GONZALES**, whose mailing address is 5900 Sellers Avenue, Oakley, California 94561, as our primary beneficiary, if she survives us.

Before our death, 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.

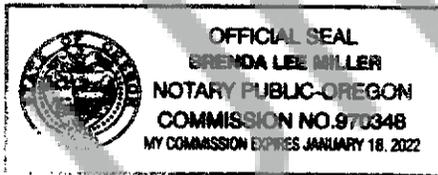
Dated the 14th day of May, 2018.

Russell D. Wood
RUSSELL D. WOOD

Linda L. Wood
LINDA L. WOOD

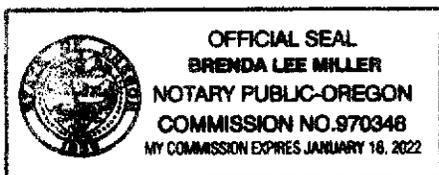
STATE OF OREGON)
) ss.
County of)

This instrument was acknowledged before me on 14th day of May, 2018 by **RUSSELL D. WOOD**.



Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-18-22

This instrument was acknowledged before me on 14th day of May, 2018 by **LINDA L. WOOD**



Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-18-22

EXHIBIT "A"

A tract of land situated in the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the Westerly right of way line of the County Road (Indian Service Road S-45) and the East-West centerline of said Section 2, from which the East quarter corner of said Section 2 bears North 89 degrees 07' 05" East 275.7 feet; thence Northerly along said right of way line on a curve to the left (radius point bears North 87 degrees 27' 05" West 2814.79 feet, central angle = 01 degree 50' 03") 90.11 feet; thence continuing along said right of way line North 00 degrees 42' 52" East 1152.23 feet to a 5/8 inch iron pin; thence South 89 degrees 07' 56" West 282.53 feet to a 5/8 inch iron pin; thence South 00 degrees 33' 09" West 966.82 feet to a 5/8 inch iron pin on the left bank of Sprague River; thence South 52 degrees West 65 feet, more or less, to the center of said Sprague River; thence Southeasterly along the center of said Sprague River to a point 375.00 feet Southerly (measured at right angles) from the East-West centerline of said Section 2; thence North 89 degrees 07' 05" East 112 feet, more or less, to a 5/8 inch iron pin on the Westerly right of way line of said County road; thence Northerly along said right of way line on a curve to the left (radius point bears North 79 degrees 45' 01" West 2814.79 feet, central angle = 07 degrees 42' 04") 378.34 feet to the point of beginning.

CODE 118 & 138 MAP 3507-200 TL 800
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State of Oregon, County of Klamath
Recorded 09/27/00, at 3:01 p. m.
In Vol. M00 Page 35384
Linda Smith,
County Clerk Fee\$ 26⁰⁰