

GRANTOR NAME AND ADDRESS

Robert N. Hodges
6813 Henley Road
Klamath Falls, Oregon 97603



00224129201800074250030038

06/20/2018 11:09:43 AM

Fee: \$92.00

BENEFICIARY NAME AND ADDRESS

Robert Nathen Hodges
660 Redwood Retreat Road
Gilroy, California 95020

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

Unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, ROBERT N. HODGES, owner of the real property described below, whose address is 6813 Henley Road, 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;

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

I designate **Robert Nathen Hodges**, whose mailing address, if available, is, 660 Redwood Retreat Road, Gilroy, California 95020, as my beneficiary regarding the above named property if he 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 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

Returned at Counter

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 20th day of June, 2018.

Robert N. Hodges
ROBERT N. HODGES, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 20th day of June, 2018, by ROBERT N. HODGES.

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



UNOFFICIAL COPY

Exhibit "A"

Real Property situated in Klamath County, State of Oregon,
legally described as follows, to-wit:

Beginning at a point on the North right of way line of the County Road, which point is South $89^{\circ} 33'$ West 1894.3 feet and North $0^{\circ} 27'$ West 30 feet from the iron axle which marks the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 25, and running thence North $0^{\circ} 27'$ West 552.6 feet; thence South $89^{\circ} 33'$ West 153.7 feet, thence South $0^{\circ} 27'$ East 552.6 feet, more or less, to the North line of the County Road; thence North $89^{\circ} 33'$ East along the North line of said County Road 153.7 feet to the point of beginning, being a portion of NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 25, T39S, Range 9 East of the Willamette Meridian. TOGETHER WITH the perpetual easement for roadway purposes over the 60 foot strip of land adjoining all the above described property on the Easterly side thereof, and the 60 foot strip extending North of said strip to a point 301.5 feet South of the North line of said Section.