

Feather Moore
Returned at Counter

2018-009291

Klamath County, Oregon



08/06/2018 03:19:22 PM

Fee: \$87.00

TRANSFER ON DEATH DEED

Until a change is requested, the county clerk shall send tax statements to the following address:

Orda L. Moore
2860 Frontage Rd.
Klamath Falls, OR 97601

Owner or Owners Making This Deed:

Printed name: Orda L. Moore
Mailing address: 2860 Frontage Rd., Klamath Falls, OR 97601

Legal description of the property:

PARCEL 1

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The East 10.00 feet of that tract of land described in Deed Volume M93, at page 13950, Microfilm records of Klamath County, Oregon.

PARCEL 2

See attached Exhibit "A"

I designate the following beneficiaries if the beneficiary survives me:

Printed name: Marilyn Kay Calhoun
Feather Lynn Moore

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

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

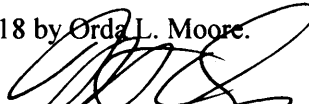
After recording, the county clerk shall return the deed to: Orda L. Moore.

Signature:  Date: 8-6-18

State of Oregon

County of Klamath

This instrument was acknowledged before me on August 6, 2018 by Orda L. Moore.


Notary Public for Oregon

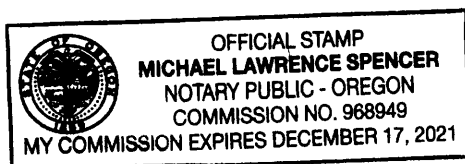


EXHIBIT "A"

18196

All that portion of real property situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1 $\frac{1}{4}$ inch diameter galvanized iron pipe, protruding 12 inches above the ground, set in a mound of stone, marking the corner common to Sections 5, 6, 7 and 8 as delineated on Map of Survey File No. 2960 filed in the Official Records of Klamath County, June 1979. Thence, along the line common to Sections 5 and 6, North 00° 07' 32" East, 899.28 feet; thence North 89° 42' 03" East, 756.04 feet; thence North 00° 20' 58" West 455.00 feet; thence North 89° 42' 00" East, 60.00 feet to a 5/8 inch diameter iron pin; thence South 00° 20' 58" East 717.42 feet, to a $\frac{1}{4}$ inch diameter iron pin on the Northwesterly right of way line Highway 97; thence along the Northwesterly right of way line of Highway 97, South 33° 00' 19" West, 33.12 feet to a $\frac{1}{4}$ inch diameter iron pin and aluminum cap marked S.H.R.W; thence South 20° 05' 49" West 226.99 feet to a $\frac{1}{4}$ inch diameter iron pin and aluminum cap marked S.H.R.W; thence South 27° 40' 15" West 457.32 feet to a $\frac{1}{4}$ inch diameter iron pin on the Northwesterly right of way line of Highway 97 and the South line of Section 5; thence leaving the Northwesterly right of way line of Highway 97, North 89° 27' 32" West, 511.21 feet along the South line of Section 5 to the point of beginning.

Grantor herein grants an easement to the public for access; said easement is 60 feet in width and 455 feet long along the Easterly boundary of the herein described property.

SUBJECT TO: 1. An easement dated May 14, 1952, recorded June 19, 1952 in Book 255 at Page 303, in favor of The United States of America & Quitclaimed by the United States of America to the California Oregon Power Company by instrument recorded April 12, 1954 in Book 266 at page 316, Deed Records. 2. Restrictions on access in Deed to State of Oregon by and through its State Highway Commission recorded November 7, 1967 in M-67 at page 8644, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property. 3. An easement dated November 4, 1974, recorded December 6, 1974 in Book M-74 at Page 15582 in favor of Pacific Northwest Bell Telephone Co.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of July A. D. 1970 at 11:05 clock AM., on

duly recorded in Vol. 470, of Deeds on Page 18195

Wm D. MILNE, County Clerk

By Bernard J. Heloch

Fee \$6.00