

2018-013785

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Martha A. Ely
5110 S. Etna Street
Klamath Falls, Oregon 97603



00231835201800137850020020

11/13/2018 01:12:52 PM

Fee: \$87.00

BENEFICIARY NAME AND ADDRESS

Jana M. French
5110 S. Etna Street
Klamath Falls, Oregon 97603

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, **MARTHA A. ELY**, owner of the real property described below, whose address is 5110 S. Etna Street, 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 Exhibit A attached hereto and incorporated by this reference herein as if fully set forth

I designate **JANA M. FRENCH**, whose mailing address, if available, is, 5110 S. Etna Street, Klamath Falls, Oregon 97603, as my beneficiary regarding the above named property if she 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 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 13th day of November, 2018.




MARTHA A. ELY, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 13th day of November, 2018, by **MARTHA A. ELY**.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-20-2019

EXHIBIT A

Real Property civilly described as 5110 S Etna Street, Klamath County, Oregon,
and legally described as follows to-wit:

Beginning at the iron pin which marks the south-west corner of Lot 41, ELMWOOD PARK, Klamath County and running thence South $89^{\circ} 33'$ East along the south line of Lots 41 and 42 of Elmwood Park, a distance of 145 feet to an iron pin which lies on the Westerly right of way line of South Etna Street; thence in a southerly direction along the Westerly right of way line of South Etna Street following the arc of an 88.3835 degree curve to the left, a distance of 64.37 feet to an iron pin; note the long chord of this curve bears South $28^{\circ} 30'$ East a distance of 61.86 feet; thence continuing South $57^{\circ} 00'$ East along the southerly right of way line of South Etna Street a distance of 84.73 feet to an iron pin; thence continuing along the Southerly right of way line of South Etna Street following the arc of a 49.1072 degree curve to the right a distance of 96.05 feet to an iron pin which lies on the northerly right of way line of the U.S.R.S. Lateral, note the long chord of this curve bears South $23^{\circ} 55'$ East a distance of 94.60 feet; thence following the northerly right of way line of the U.S.R.S. Lateral in a westerly direction to its intersection with the line between Lots 41 and 40 of Elmwood Park extended South; thence North along the line of Lots 41 and 40 of Elmwood Park, extended South, a distance of 159 feet, more or less, to the point of beginning,
in the Southwest quarter of the northwest quarter of Section 14, Township 39 South, Range 9, East of the Willamette Meridian.