

2019-004591

Klamath County, Oregon



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04/30/2019 03:46:38 PM

Fee: \$87.00

## Grantor's Name and Address

Donna J. Schmerbach  
730 Best View Drive  
Klamath Falls, OR 97601

## Grantee's Name and Address

Trever James Gray  
1114 Crescent Avenue  
Klamath Falls, OR 97601

## After Recording Return to:

Donna J. Schmerbach  
730 Best View Drive  
Klamath Falls, OR 97601

## Until requested otherwise, send all tax statements to:

Donna J. Schmerbach  
730 Best View Drive  
Klamath Falls, OR 97601

**NOTICE TO OWNER:** You should carefully read all information on this document. You may want to consult a lawyer before signing this document. This document must be recorded before your death or it will not be effective.

## TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, Donna J. Schmerbach, OR 97601, owner of the real property described below, which address is 1114 Crescent Avenue, Klamath Falls, OR 97601, upon my death, do hereby transfer to the beneficiary designated below all my right, interest and title in that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows:

**Lots 15, Westerly 14 feet of Lot 4, Block 12, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon, as per attached Exhibit "A".**

I designate Trever James Gray as my primary beneficiary if he survives me.

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

In construing this instrument, where the context so requires, the singular includes the plural.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

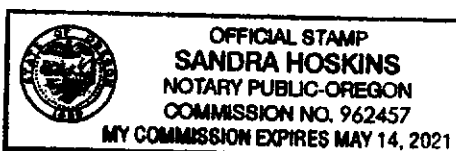
DATED this 4 day of January, 2019.

Donna J. Schmerbach

STATE OF Oregon )  
                          )ss:  
County of Klamath )

ACKNOWLEDGED BEFORE ME this 4 day of January, 2019, by Donna J. Schmerbach.

NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-14-2021



# **EXHIBIT 'A'**

File No. 165644AM

All that part of Lot 15 of Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees and 17' East 45.8 feet; thence South 19 degrees and 58' West 10.3 feet; thence South 2 degrees and 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of Lot 15, 24.89 feet to the point of beginning;

AND

The Westerly 10 feet of Lot 14, Block 12, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Starting at the Southwest corner of said Lot 14; thence Easterly along the South line of said Lot a distance of 10 feet; thence Northerly on a line parallel to and 10 feet distant from the West lot line of said Lot 14 to the North line of said lot; thence Westerly on the North line of said lot to the Northwest corner of said lot; thence Southerly on the West line of said lot to the point of beginning.