

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-000998

Klamath County, Oregon



00272707202100009980020028

01/21/2021 01:40:22 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Susan Renee Burch
16830 Cheyne Rd
Klamath Falls, OR 97603
Owner's Name and Address
Boone Burch, Whitney Thompson,
Caitlin Jones, Luke Burch
6457 E Snowden St Mesa AZ 85215
Beneficiary's Name and Address

After recording, return to (Name and Address):

Susan Burch
16830 Cheyne Rd
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Susan Burch
16830 Cheyne Rd
Klamath Falls OR 97603

NOTICE TO OWNER: You should carefully read all information on this form. You may want to consult a lawyer before using this form. This form must be recorded before your death or it will not be effective. (Type or legibly print all information.)

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, Susan Renee Burch AKA Susan R. Burch, owner of the real property described below, whose address is 16830 Cheyne, Klamath Falls OR 97603

upon my death, do hereby transfer to the beneficiary designated below, all of 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 (legal description of the property):

See legal description attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Boone Burch, Whitney Thompson, Caitlin Jones and Luke Burch whose mailing address, if available, is 6457 E Snowden St. Mesa AZ 85215

as my primary beneficiary* if that person survives me.

(Optional) I designate

whose mailing address, if available, is

as my alternate beneficiary** if that person survives me.

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

(Optional) SPECIAL TERMS:

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on 1-21-21



SRBurr

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Jan 21, 2021 by Susan Renee Burch

Paula Jeanne Harris
Notary Public for Oregon

My commission expires Dec 13, 2024



*ORS 93.961(2) states that an individual may designate one or more "Alternate beneficiaries who take the property only if none of the primary beneficiaries is qualified or survives the transferor."

NOTE: ORS 93 provides that Transfer on Death deeds: (a) Transfer only property that the transferor owns at time of death, may not transfer property to designated beneficiaries with right of survivorship, but may designate shares of ownership (93.969); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.961(1)(d)), but need not be delivered to designated beneficiaries (93.963(1)); (d) Transfer property without any warranties or covenants of title (93.969(4)), and subject to all debts of the decedent, as well as to all liens, mortgages and conveyances to which the property may be subject (93.969(2)).

Parcel 1

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 SE1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as granted by instrument recorded April 12, 1978 in Volume M78, page 7050, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for power transmission and irrigation purposes 20 feet in width lying Westerly and Southwesterly and adjacent to the following described line:

Beginning at the Southeast corner of the SW1/4 NE1/4 of said Section 19; thence North along the East line of said SW1/4 NE1/4 to its intersection with the Southwesterly right-of-way of the U.S.B.R. "C" Canal; thence Northwesterly along said right-of-way 900 feet, more or less, to an existing power pole and there terminating.

ALSO TOGETHER WITH the right and easement to install an irrigation pump on the "C" Canal to service the aforementioned easement for irrigation said pump to be located on that portion of the W1/2 NE1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the U.S.B.R. "C" Canal.

Done

M79-17765.pdf

Ⓐ

Parcel 2

A portion of the NE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 580.25 feet South of the corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 48' East 262.5 feet; thence South 82.95 feet; thence North 89° 48' West 262.5 feet; thence North 82.95 feet to the point of beginning.

EXCEPTING THEREFROM that portion contained in the right of way of Summers Lane.

