

2021-002406

Klamath County, Oregon



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02/17/2021 02:21:44 PM

Fee: \$92.00

**This Document Prepared By:**

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Law Office of Valerie B. Hedrick, P.C.

533 Main Street

Klamath Falls, Oregon 97601

1-541-205-5501

**After Recording, Mail To:**

Ms. Mary C. Gortner

1148 Front St.

Klamath Falls, OR 97601

Returned at Counter

## REVOCABLE TRANSFER ON DEATH DEED

### NOTICE TO OWNER

This form must be recorded before your death, or it will not be effective.

### TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following address:  
1148 Front St., Klamath Falls, OR 97601

### IDENTIFYING INFORMATION

Owner Making This Deed:

**MARY C. GORTNER**

1148 Front St.

Klamath Falls, OR 97601

Legal description of the property located in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO

and more commonly known as 1148 Front St., Klamath Falls, OR.

### PRIMARY BENEFICIARY

I designate the following beneficiary if the beneficiary survives me:

Brian Gortner

### ALTERNATE BENEFICIARY

(Optional)

If my primary beneficiary does not survive me, I designate the following beneficiary if the beneficiary survives me:

Kate Marie Gortner

TRANSFER ON DEATH

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.

SIGNATURE OF OWNER MAKING THIS DEED


  
MARY C. GORTNER

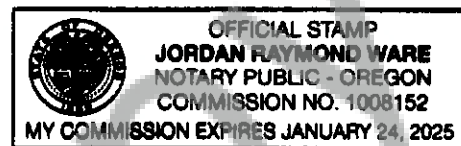
February 16, 2021.

State of Oregon

County of Klamath

This instrument was acknowledged before me on this 16 day of February, 2021, by MARY C. GORTNER.

  
NOTARY PUBLIC  
My Commission Expires: Jan 24, 2025



## EXHIBIT "A"

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to the City of Klamath Falls, Oregon, said point being situate South  $14^{\circ} 27'$  East 496.7 feet; thence South  $58^{\circ} 41'$  East 374.3 feet; thence South  $39^{\circ} 31'$  East 300.0 feet; and thence South  $52^{\circ} 35'$  East 50.0 feet from the Southeasterly corner of Lot 92, Block 3, FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence from said point of beginning herein described, South  $52^{\circ} 35'$  East, along the Southwesterly line of Front Street, 50.0 feet to a point; thence South  $37^{\circ} 25'$  West 50 feet, more or less, to the shore of Upper Klamath Lake; thence Northwesterly along said shore of Upper Klamath Lake to a point which bears South  $37^{\circ} 25'$  West from the point of beginning; thence North  $37^{\circ} 25'$  East 65 feet, more or less to the point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

And

Beginning at a point on the Southerly line of Front Street which is 399.0 feet Westerly along said Southerly line from the West line of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, extended Southerly; said beginning point also being the Northwest corner of parcel described in that a certain Easement Deed from Klamath Falls Land and Transportation Co., to J.T. Totton and H.E. Hansberry, recorded in Volume 21 page 195, Deed Records of Klamath County, Oregon; thence Southerly along the Westerly line of last mentioned parcel to the shoreline of Upper Klamath Lake; thence Westerly along said shoreline to the Southeasterly corner of parcel conveyed to Hugh B. Currin, et ux by Deed recorded December 30, 1958, in Volume 308, page 256, Deed Records of Klamath County, Oregon; thence along the Southeasterly line of last mentioned parcel North  $37^{\circ} 25'$  East a distance of 50.0 feet, more or less, to the Southerly line of Front Street; thence South  $52^{\circ} 35'$  East along said Southerly line a distance of 60.0 feet to the point of beginning, lying in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.