

**2022-005704****Klamath County, Oregon**AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
620 Main Street  
Klamath Falls, OR 97601



00299791202200057040020024

05/04/2022 02:14:47 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Julia Lee Krieger  
7992 Elliott Road  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Scott Edward Balin  
13600 Homedale Road  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

N/A

**TRANSFER ON DEATH DEED**

(ORS 93.948 to 93.979)

**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.

**TAX STATEMENT**

Until a change is requested, the county clerk shall send tax statements to the following address: 7992 Elliott Road, Klamath Falls, OR 97603

**IDENTIFYING INFORMATION**

Owner or Owners Making this Deed:

Printed name: Julia Lee Krieger  
Mailing address: 13600 Homedale Road  
Klamath Falls, OR 97603

Legal description of the property:

All that portion of the following described property lying West of the center line of the irrigation ditch as presently located.

A parcel of land situated in the SE ¼ SW ¼ of Section 7 and the NE ¼ NW ¼ of Section 18, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in Section 18 from which the East one-quarter corner of said Section 18 bears S. 54°24'25" E. 4271.20 feet distant, said point being the intersection of the Northeasterly right of way line of the Klamath Falls-Malin Highway (Oregon Highway #39) with an existing fence line, said point also being the Northwest corner of property described in Deed from Joseph R. Cook, et al, to Monte J. Brollier in Microfilm Records M74, page 8982; thence N. 89°22'48" E. along said fence line 792.30 feet to a point on the North-South center-of-section line of said Section 18, said point also being the

Northeast corner of property described in Deed M74, page 8982; thence N. 00°23'45" W. along said center-of-section line 175 feet, more or less, to the North one-quarter corner of said Section 18; thence North along the center-of-section line of said Section 7, 1302 feet, more or less, to a point on the Southerly right of way line of Elliott Road; thence West along said right of way line 1320 feet, more or less, to the West line of the SE ¼ SW ¼ of said Section 7; thence South along said West line to a point where said West line intersects the Northeasterly right of way line of said Oregon Highway #39; thence S. 33°27'04" E. along said right of way line to the point of beginning.

**PRIMARY BENEFICIARY**

I designate the following beneficiaries if the beneficiaries survive me:

Printed name: Scott Edward Balin  
Mailing address, if available: 13600 Homedale Road  
Klamath Falls, OR 97603

**REVOCATION**

I hereby revoke all my previous transfers of this property by transfer on death deed record as reference No. 2019-001474

**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.

**RETURN OF DEED**

After recording, the county clerk shall return the deed to: Nathan J. Ratliff, 620 Main Street, Klamath Falls, OR 97601.

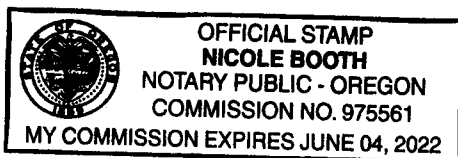
**SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED**

Date: April 22, 2022

Julia Lee Krieger  
Julia Lee Krieger

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 22<sup>nd</sup> day of April, 2022, by Julia Lee Krieger.



Nicole Booth  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 6/04/2022