

2022-011020

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



09/12/2022 11:41:23 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Ronald Leon Ward & Sheryl Ann Ward
P.O. Box 555
Merrill, OR 97633

GRANTEES' NAMES AND ADDRESSES:

Michelle Marie Ward
985 Butte Drive
Santa Rosa, CA 95403

Marilyn Elaine O'Nate
2302 Bodie Street
Santa Rosa, CA 95403

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: P.O. Box 555, Merrill, OR 97633.

IDENTIFYING INFORMATION

Owner or Owners Making this Deed:

Printed name: Ronald Leon Ward & Sheryl Ann Ward
Mailing address: P.O. Box 555
Merrill, OR 97633

Legal description of the property:

A tract of land situated in Block 3, "HODGES ADDITION TO MERRILL", and in Tract 18 "MERRILL TRACTS", in the SW ¼ SE ¼ of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, "HODGES ADDITION TO MERRILL", thence West along the South line of said Block 3 a distance of 13.86 feet to a three-quarter inch iron pin on the Southwest corner of said Block 3, said point also being the Southeast corner of said Tract 18 of MERRILL TRACTS; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to the

True Point of Beginning; thence North 00° 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence West parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a point; thence 00° 25' East a distance of 125.00 feet to a point on the South line of said Block 3; thence East along the South line of said Block 3 a distance of 135 feet to the true point of beginning.

Tax Account No: 4110-002DC-01800-000

Key No: 122076

PRIMARY BENEFICIARY

I designate the following beneficiaries if the beneficiaries survive me:

Printed name: Michelle Marie Ward – Undivided ½ Interest

Mailing address, if available: 985 Butte Drive
Santa Rosa, CA 95403

Printed name: Marilyn Elaine O’Nate – Undivided ½ Interest

Mailing address, if available: 2302 Bodie Street
Santa Rosa, CA 95403

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: 9-8-22

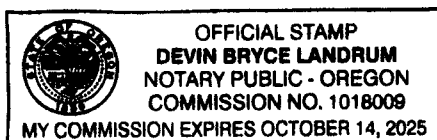
Ronald Leon Ward
Ronald Leon Ward

Date: 9-8-22

Sheryl Ann Ward
Sheryl Ann Ward

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 8th day of September, 2022, by Ronald Leon Ward and Sheryl Ann Ward.



Devin Landrum
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25