

After recording, please send to:

Bruce L. Vait
1019 Laurel Street
Klamath Falls, OR 97601

2023-003741

Klamath County, Oregon

05/16/2023 03:40:01 PM

Fee: \$87.00

Until a change is requested, please also
send tax statements to above address.

SITUS: 1019 Laurel Street, Klamath Falls, OR

Transfer on Death Deed – ORS 93.948-93.979

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.

IDENTIFYING INFORMATION: Owner Making this Deed:

Bruce L. Vait
1019 Laurel Street
Klamath Falls, OR 97601

LEGAL DESCRIPTION OF THE PROPERTY:

Exhibit A

PRIMARY BENEFICIARY: I designate the following beneficiary, if the beneficiary survives me:
My daughter, Shannon M. Peters

CONTINGENT BENEFICIARY: I designate the following beneficiary, if the primary beneficiary does not survive me, but the contingent beneficiary survives me:
My granddaughter, Cindy Smith

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.

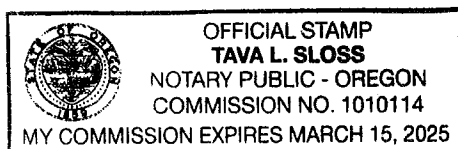
The true actual consideration for this transfer is **\$0.00**. ORS 93.930.



Bruce L. Vait

State of Oregon)
County of Klamath)

The above-mentioned person, Bruce L. Vait, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on May 12, 2023.




Notary Public
My Commission Expires: 3/15/2025

APN: R532436

Statutory Warranty Deed
- continued

File No.: 7021-2240570 (MT)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Commencing at a point 1564 feet East and 100 feet South of the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 140 feet; thence South 50 feet; thence West 140 feet; thence North 50 feet to the point of beginning, being a portion of the SE 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the S 1/2 of the following described tract of land; Beginning 1564 feet East and 50 feet South of the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence East 160 feet; thence North 50 feet; thence 160 feet West to the place of beginning.

Parcel 2:

That portion of the Southeast quarter of the Northwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1564 feet East and 150 feet South of the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 5, thence East 140 feet to the point of beginning of this description; thence North 50 feet; thence East 20 feet; thence South 50 feet; thence West 20 feet to the point of beginning.