

2023-006101

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00317613202300061010030034

07/21/2023 01:21:34 PM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Dennis C. Abel
P.O. Box 670
Chiloquin, Oregon 97624
Owner's Name and Address

Jean D. Abel
4400 Miles Avenue
Santa Rosa, California 95407
Beneficiary's Name and Address

After recording, return to (Name and Address):

Jean D. Abel
4400 Miles Avenue
Santa Rosa, California 95407

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

Dennis C. Abel
P.O. Box 670
Chiloquin, Oregon 97624

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, Dennis C. Abel

owner of the real property described below,
whose address is 7863 Sprague River Road, Chiloquin, Oregon 97624

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 HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Jean D. Abel

whose mailing address, if available, is 4400 Miles Avenue
Santa Rosa, California 95407

as my primary beneficiary* if that person survives me.

(Optional) I designate Joseph Carl Abel-Murtagh

whose mailing address, if available, is 15415 Nawa Court
San Diego, California 92129

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 7/21/23

Dennis C. Abel

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 7/21/2023
by Dennis C. Abel



OFFICIAL STAMP
REBECCA LYNN MACKEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 996872
MY COMMISSION EXPIRES FEBRUARY 18, 2024

Notary Public for Oregon

My commission expires

*ORS 93.961(2) states that a designated beneficiary must be identified by name; "a beneficiary designation that identifies beneficiaries only as members of a class is void."
**93.953(2)(b) 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 (93.968); (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)).

DESCRIPTION SHEET

PARCEL ONE

All that portion of the E1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, lying North of the Chiloquin to Sprague River Highway.

All that portion of the E1/2 of the NE1/4 of Section 28 lying South and West of Sprague River and North of the Chiloquin to Sprague River Highway and that portion of the SW1/4 of the NW1/4 of Section 27 lying Southwest of Sprague River, all in Township 34 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point on the South bank of Sprague River at the intersection of the West line of the E1/2 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, from which the Northwest corner of said E1/2 of said NE1/4 bears North 0 degrees 57' 44" East 1088.75 feet distant; thence along the south and West bank of Sprague River South 58 degrees 13' 40" East 66.68 feet; thence South 73 degrees 27 1/2' East 80.0 feet; thence South 88 degrees 53 1/2' East 182.00 feet; thence North 31 degrees 40' East 206.93 feet; thence North 72 degrees 49' 50" East 53.28 feet; thence South 60 degrees 16' 20" East 54.55 feet; thence South 10 degrees 31 1/2' East 164.19 feet; thence South 18 degrees 01 1/2' East 225.00 feet; thence South 53 degrees 48' East 138.56 feet; thence North 67 degrees 11' 40" East 229.47 feet; thence North 27 degrees 24' 20" East 111.15 feet; thence East 100.0 feet; thence South 48 degrees 43 1/2' East 279.26 feet; thence South 18 degrees 36' West 417.39 feet; thence South 0 degrees 14' West 229.47 feet; thence South 17 degrees 12' East 324.00 feet; thence South 36 degrees 03 1/2' East 402.9 feet, more or less to the South line of the NW1/4 of Section 27 at a point approximately 180.0 feet East of the quarter corner common to Sections 27 and 28; thence west along the quarter section lines of Sections 27 and 28, 412 feet more or less to the Northeast line of the Chiloquin to Sprague River Highway; thence Northwesterly along the said Northeasterly line to the West line of the said E1/2 of the NE1/4 of Section 28; thence North along the said West line of the said E1/2 of the NE1/4 of said Section 28 to the point of beginning.

TOGETHER WITH: That parcel of land described as the NW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom the following:

Beginning at an iron pin on the North line of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, 230.0 feet West of the iron pipe marking the Northeast corner of the NW1/4 of the NE1/4 of said section, thence South 3 degrees 21 1/2' West 589.77 feet; thence South 86 degrees 38 1/2' East 63.8 feet to an iron pin on the bank of Sprague River; thence along Sprague River South 15 degrees 28' 50" West 174.86 feet; thence South 18 degrees 17 1/2' East 246.05 feet; thence South 58 degrees 13' 40" East 178.44 feet; more or less to the East line of said NW1/4 of the NE1/4; thence North 0 degrees 57' 44" East along said East line, 1088.75 feet; thence West 230.00 feet to the point of beginning.

PARCEL TWO

A tract of land situated in the NE1/2 NE1/4 of Section 28 and the SE1/4 SE1/4 of Section 21, in Township 34 South, Range 8, East of the Willamette Meridian, more particularly described as follows:

Beginning at a one inch iron pipe on the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence West along the North line of said Section 28, a distance of 229.64 feet to a one-half inch iron pin; thence South 03 degrees 13' 28" West, a distance of 589.34 feet to a one-half inch iron pin; thence South 86 degrees 45' 40" East, a distance of 63.45 feet to a one-half inch iron pin on the left bank of Sprague River; thence following the left bank of Sprague River the following courses and distances: North 39 degrees 19' 30" East, 93.63 feet; North 47 degrees 33' 20" East, 108.49 feet; North 63 degrees 47' 30" East, 419.70 feet; North 83 degrees 21' 40" East 125.30 feet; North 79 degrees 14' 00" East, 131.22 feet; North 89 degrees 23' 50" East, 102.27 feet; North 30 degrees 55' 50" East 87.80 feet; North 10 degrees 41' 10" East 205.69 feet; North 22 degrees 06' 40" West, 130.62 feet; North 46 degrees 22' 00" West, 111.35 feet; North 74 degrees 38' 40" West, 135.89 feet; North 59 degrees 48' 50" West, 125.44 feet; north 72 degrees 40' 40" West, 145.17 feet; South 61 degrees 48' 20" West 94.89 feet; South 16 degrees 33' 10" West, 307.42 feet; and thence South 53 degrees 12' 04" West, a distance of 95.37 feet to the point of beginning.

A portion of that property described as Parcel 2, said portion being described as follows:

Beginning at the Northeast corner of Parcel 2 as described in Warranty Deed M90, page 23197, Microfilm Records of Klamath County, Oregon, said point also being the Northeast corner of the W1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, marked by an iron pipe; thence West along the North line of said parcel 250 feet, more or less, to the edge of an existing right-of-way; thence Southwesterly 255 feet, more or less, to the North line of the Sprague River Road right-of-way; thence Southeasterly along the North line of the Sprague River Road right-of-way 330 feet, more or less, to the East line of said Parcel 2 as described in Warranty Deed Volume M90, page 23197, Microfilm Records of Klamath County, Oregon, also being the East line of said W1/2 of the SW1/4 of the NE1/4 of said Section 28; thence North along said East line 350 feet, more or less, to the point of beginning.

Tax Account No: 3408-028A0-01300 (Key No. 883422)
3408-028A0-01300 (Key No. 210079)
3408-027B0-06001 (Key No. 869162)