

2024-000075

Klamath County, Oregon



00323700202400000750050050

01/03/2024 01:10:37 PM

Fee: \$102.00

Returned at Counter
Paula Daniels

After recording, return to:
Robert D. Nelson
5515 Schiesel Ave
Klamath Falls, OR 97603

Until a change is requested,
send tax statements to:
Robert D. Nelson
5515 Schiesel Ave
Klamath Falls, OR 9760

TRANSFER ON DEATH DEED

Under 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.**

IDENTIFYING INFORMATION: Owner(s) making this deed:

Robert D. Nelson
5515 Schiesel Ave
Klamath Falls, OR 9760

Legal description of the property located in Klamath
See Legal Description Exhibit "A" Attached

County, Oregon:

CONSIDERATION: None (ORS § 93.963(2))

PRIMARY BENEFICIARY: I designate the following beneficiary if the
beneficiary survives me:

Paula Ann Daniels; Troy Allan Nelson and Tamara Lynn Remstedt,
as Tenants in Common
5515 Schiesel Ave
Klamath Falls, OR 9760

ALTERNATE BENEFICIARY (Optional): If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me:
NA

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.

SPECIAL TERMS (Optional):
NA

SIGNATURE OF OWNER(S) MAKING THIS DEED

Robert D. Nelson

Owner

Robert D. Nelson

Print name

1-2-24

Date

Owner

Print name

Date

STATE OF Oregon)

COUNTY OF Klamath)

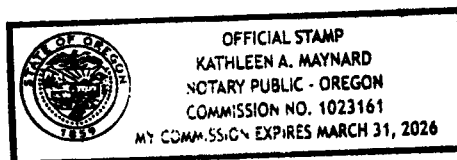
This instrument was acknowledged before me on January 7, 2024 by
Robert D. Nelson

Signature: [Signature]

Print name: Kathleen A. Maynard

Title: Notary Public

My commission expires: March 31, 2026



LEGAL DESCRIPTION

EXHIBIT "A"

Parcel 1

Beginning at an iron axle which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof and on the Westerly right of way line of Summers Lane 30 feet Westerly at right angles from the section line, and which lies South 89 degrees 51' West a distance of 30 feet along the East-West quarter line and South 1 degree 14' East a distance of 42.03 feet from the brass plug in the pavement which marks the quarter corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence:

Continuing South 1 degree 14' East parallel to the center line of Summers Lane, which is the section line, and 30 feet Westerly at right angles therefrom, a distance of 150 feet to an iron pin; thence South 89 degrees 14' West parallel to the Southerly right of way line of the Dalles-California Highway, a distance of 100 feet, more or less, to the Southeast corner of that certain parcel of land described in deed from W. W. Southwell et ux, to Arthur L. Brooks, et al, recorded May 5, 1951, in Volume 247, page 84, Deed Records of Klamath County, Oregon; thence North 1 degree 14' West parallel to the section line and along the Easterly line of said parcel described in Volume 247, page 84, Deed Records of Klamath County, Oregon, a distance of 150 feet to an iron pin which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the centerline thereof; thence North 89 degrees 14' East along the Southerly right of way line of the Dalles-California Highway a distance of 100 feet, more or less, to the point of beginning, said tract being a portion of the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; saving and excepting therefrom that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded June 28, 1946, in Volume 191, page 295, Deed Records of Klamath County, Oregon.

Parcel 2

Beginning at a point which lies South 01 degrees 14' East along the East section line of Section 3, a distance of 191.71 feet and South 89 degrees 14' West a distance of 130 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence North 1 degree 14' West parallel to the East line of Section 3 a distance of 137 feet to a point on the Southerly right of way line of the Klamath Falls-Merrill Highway; thence South 89 degrees 14' West along the Southerly right of way line of said Klamath Falls-Merrill Highway a distance of 50 feet to an iron pin; thence South 1 degree 14' East parallel to the East line of Section 3 a distance of 137 feet to an iron pin; thence North 89 degrees 14' East a distance of 50 feet, more or less, to the point of beginning, being a portion of the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

APN 3909-003DA-00100

Parcel 3

Lot 13 of SCHIESEL TRACTS, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the NW corner of Lot 13, Schiesel Tracts, a recorded subdivision in Klamath County, Oregon, which is the point of beginning of this description; thence South 0°09' West along the West side of Lot 13, 89.7 feet; thence South 89°13' West 25 feet to the boundary of Schiesel Tracts; thence North 0°09' East 89.7 feet to the NW corner of Schiesel Tracts; thence North 89°13' East, 25 feet to the point of beginning.

APN 3909-002D0-01300

Parcel 4

Lot 5 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-002DD-00500

Parcel 5

Lot 17 and the North half of Lot 16, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-002DD-04500 and APN 3909-002DD-04502

Parcel 6

Lot 22 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-002DD-02200

Parcel 7

Lot 21 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-002DD-02100

Parcel 8

Lot 6, Block 2, BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-002DA-05200

Parcel 9

Lot 19 and the Easterly 50 feet of Lot 18, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3909-002DD-04300 and 3909-002DD-04501

Parcel 10

A portion of Lot 13, HOMEDALE SUBDIVISION, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron axle marking the most Easterly corner of Lot 14, HOMEDALE SUBDIVISION, and being on the Southwesterly boundary of Walton Drive; thence North 43 degrees 21' 40" West along said Walton Drive 582.3 feet to the point of beginning, said point being the most Northerly corner of the parcel conveyed to Homer Koertje, et ux., by Deed recorded in M-71 at Page 238, Deed Records, Klamath County, Oregon; thence South 43 degrees 21' 40" East along Walton Drive 235.3 feet; thence South 46 degrees 22' 20" West 90 feet to the Southwesterly line of said Koertje parcel; thence North 43 degrees 21' 40" West along said Koertje parcel 164.1 feet more or less to the Southwesterly corner thereof; thence North 8 degrees 06' 40" East along said Koertje parcel 115.1 feet to the point of beginning.

APN 3909-011AD-03400