

2024-005730

Klamath County, Oregon



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07/03/2024 02:09:18 PM

Fee: \$92.00

Returned at Counter

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

David P. Whitlatch  
7634 Kings Way  
Klamath Falls, OR 97603

GRANTEES' NAMES AND ADDRESSES:

Curtis David Whitlatch  
925 Grant St.  
Eugene, OR 97401

Samuel Westley Whitlatch  
8989 Elliot Rd.  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

David P. Whitlatch  
7634 Kings Way  
Klamath Falls, OR 97603

**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: 7634 Kings Way, Klamath Falls, OR 97603.

**IDENTIFYING INFORMATION**

Owner or Owners Making this Deed:

Printed name: David P. Whitlatch  
Mailing address: 7634 Kings Way  
Klamath Falls, OR 97603

Legal description of the property:

NW ¼, TWP 39, RNGE 10, SEC 18, Tax Lot #R3910-018b0-03100, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also as more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence S. 00°01'10" W. 2192.47 feet; thence S. 89°51'42" E. 1292.84 feet to the true point of beginning of this description; thence S. 00°02'03" E. 465.00 feet to the South line of the

NW ¼, said Section 18; then N. 89°51'42" W., along said line, 468.50 feet; thence N. 00°02'03" W. 260.00 feet; thence N. 89°51'42" W., 800.00 feet to the Easterly right of way line of State Highway No. 39; thence N. 00°02'03" W. 205.00 feet; thence S. 89°51'42" E. 1268.50 feet to the true point of beginning, containing 8.76 acres, more or less, with bearings based on recorded survey No. 2026, recorded in the Klamath County Surveyor's office.

TOGETHER WITH an easement for a buried irrigation ditch 10 feet in width extending from the North boundary of the above-described property across the common use road to the existing concrete lined irrigation ditch.

ALSO TOGETHER WITH AND SUBJECT TO easement for delivery of irrigation water from the Enterprise Irrigation District Canal and all other rights of way and easements of record or apparent on the ground.

ALSO TOGETHER WITH the right of ingress and egress over the following described roads:

60 foot strips of land situated in the N ½, Section 18, Township 39 S., R. 10 E. W. M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following described center lines:

Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW ¼, said Section 18.

ALSO, beginning at the center ¼ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner, said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the Northwest corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW ¼, said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the Northwest corner, said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius – 250.00 feet, central angle - 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius – 175.06 feet, central angle - 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius – 370.00 feet, central angle - 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE1/4NW1/4, said Section 18.

#### **PRIMARY BENEFICIARY**

I designate the following beneficiaries if the beneficiaries survive me:

Printed name: Curtis David Whitlatch

Mailing address, if available: 925 Grant St.  
Eugene, OR 97401

Printed name: Samuel Westley Whitlatch  
Mailing address, if available: 8989 Elliot Rd.  
Klamath Falls, OR 97603

**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: July 3, 2024

David P. Whitlatch  
David P. Whitlatch

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 3 day of July, 2024, by David P. Whitlatch.

Ashley Dawn Trushell  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/11/2026

