

AFTER RECORDING RETURN TO:
Nathan J. Ratliff
620 Main Street
Klamath Falls, OR 97601



07/19/2024 12:36:07 PM

Fee: \$92.00

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.

EXCEPTING THEREFROM:

A portion of that land described in Volume M78, page 23633, Microfilm Records of Klamath County, Oregon, recorded October 20, 1978, said tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 18; thence South 00°01'10" West 2192.47 feet, thence South 89°51'42" East 575.34 feet to the true point of beginning; thence South 00°02'03" East 205.00 feet; thence North 89°51'42" West 250.00 feet; thence North 00°02'03" West 205.00 feet; thence South 89°51'42" East 250.00 feet to the true point of beginning.

A tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10: West 2192.47 feet; thence South 89 degrees 51' 42" East 1293.84 feet to the true point of beginning of this description; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4 of said Section 18; thence North 89 degrees 51'42" West along said line, 468.50 feet; thence North 00 degrees 02' 03" West 465.00 feet; thence South 89 degrees 51' 42" East 468.50 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's Office.

A tract of land situated in the NW1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West 2192.47 feet; thence South 89 degrees 51' 42" East 25.34 feet to a point on the East line of Highway No. 39 being the true point of beginning; thence South 89 degrees 51' 42" East 300 feet, more or less, to a point; thence South 00 degrees 02'03" East 205 feet, more or less, to a point; thence North 89 degrees

51' 42" West 300 feet, more or less, to a point on the East line of Highway No. 39; thence North 00 degrees 02' 03" West 205 feet, more or less, to the point of beginning.

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.

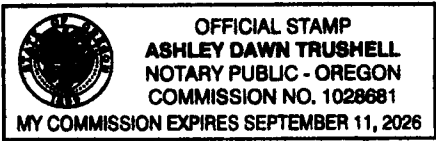
SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

Date: 7-18-2024

David P. Whitlatch
David P. Whitlatch

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 18 day of July, 2024, by David P. Whitlatch.



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