

2024-007922

Klamath County, Oregon



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09/10/2024 03:22:12 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Thomas James O'Neil
921 E. Front Street
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Nancy Argivia Lyon
23444 Hwy. 50
Merrill, OR 97633

Tammy Ann Shuck
P.O. Box 864
Merrill, OR 97633

Rachel Ann Bentley
P.O. Box 82
Merrill, OR 97633

Rebecca Marie Hulse
P.O. Box 861
Merrill, OR 97633

SEND TAX STATEMENTS TO:

No Change / NA

TRANSFER ON DEATH DEED

(ORS 93.948 to 93.979)

NOTICE TO OWNER

You should carefully read all information on 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: 921 E. Front Street, Merrill, OR 97633.

IDENTIFYING INFORMATION

Owner or Owners Making this Deed:

Printed name: Thomas James O'Neil
Mailing address: 921 E. Front Street
Merrill, OR 97633

Legal description of the properties:

[LEGAL DESCRIPTION(S) CONTINUED ON NEXT PAGES]

PARCEL 1 – (Commonly Known as 921 E. Front Street)

Beginning at the Northwest corner of Lot 5 in Section 12, Township 41 South, Range 10 East, W.M., Klamath County, Oregon; extending thence East along the center of road 356.0 feet; thence South at right angles 367.0 feet to an iron pin; thence West at right angles 356.0 feet to the West line of said Lot 5; thence North along said West line of said Lot 367.0 feet to the point of beginning, containing 3 acres, more or less.

SUBJECT TO: Easements and rights of way of record or apparent on the land; and liens and assessments of Klamath Project and the Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

PARCEL 2 – (Commonly Known as 920 E. Front Street)

A tract of land situated in the SE 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bounded as follows:

Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; running thence North 0° 29' West along the quarter line, which line is also the East boundary of Sunshine Tracts, a distance of 674 feet to an iron pin; thence South 89° 51' East a distance of 193.9 feet to a point; thence South 0° 29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the center line of the Dalles California Highway; thence North 89° 57' West along said South Section line a distance of 193.9 feet, more or less, to the point of beginning. There is reserved from this strip of land 30 feet wide along the Southerly side of this tract which is the right of way of said Dalles California Highway and also reserved is the right of way for irrigation ditch along the Northerly and Westerly sides of said Tract.

PARCEL 3 – (Commonly Known as 805 E. Front Street)

Beginning at a point on the Section line between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, 511.50 feet West of the quarter section corner common to said Sections 1 and 12; thence West 16.44 feet; thence South 239 feet; thence West 270 feet; thence South to Lost River; thence Southeasterly down Lost River to a point 12 chains due South of the place of beginning; thence North to the place of beginning, being a portion of Lot 3 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and
Beginning at a point 30 feet West of the quarter corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 9.43 chains; thence West 4.74 chains; thence South 3.78 chains to the North bank of Lost River; thence South westerly upstream 2.64 chains; thence North 12.45 chains; thence East 7.37 chains to the place of

beginning, save and excepting that parcel of land deeded by Jerry Ahern and wife, to The Roman Catholic Bishop of the Diocese of Baker City, a corporation sole of Oregon, recorded in Book 121, page 599, Deed Records of Klamath County, Oregon, as follows:

Beginning at a point 30 feet West and 30 feet South of the quarter corner common to Section 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 260.8 feet; thence West 208.7 feet; thence North 260.8 feet; thence East 208.7 feet to the point of beginning.

ALSO EXCEPTING any portion of the above described property contained in property conveyed by N. S. Merrill et ux to Tulelake Cemetery Association of Merrill by deed dated April 16, 1898, recorded January 26, 1900, on page 526 of Volume 12 of Deeds, as follows:

Beginning at a point 30 feet South and 30 feet West of the quarter section corner between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 597 feet; thence West in an angle of 90° 348 feet; thence South in an angle of 90° 185 feet to Lost River; thence following down the river to a point 999 feet South on legal subdivision line from the quarter section corner between Sections 1 and 12; thence North on legal subdivision line 669 feet; thence West 30 feet to the place of beginning, being a portion of Lot 3 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PRIMARY BENEFICIARY

I designate the following beneficiaries if the beneficiaries survive me, all as tenants in common:

<u>Printed name:</u>	<u>Nancy Argiva Lyon</u>	<u>–</u>	<u>Undivided 25%</u>
<u>Mailing address, if available:</u>	<u>23444 Hwy. 50</u> <u>Merrill, OR 97633</u>		

<u>Printed name:</u>	<u>Tammy Ann Shuck</u>	<u>–</u>	<u>Undivided 25%</u>
<u>Mailing address, if available:</u>	<u>P.O. Box 864</u> <u>Merrill, OR 97633</u>		

<u>Printed name:</u>	<u>Rachel Ann Bentley</u>	<u>–</u>	<u>Undivided 25%</u>
<u>Mailing address, if available:</u>	<u>P.O. Box 82</u> <u>Merrill, OR 97633</u>		

<u>Printed name:</u>	<u>Rebecca Marie Hulse</u>	<u>–</u>	<u>Undivided 25%</u>
<u>Mailing address, if available:</u>	<u>P.O. Box 861</u> <u>Merrill, OR 97633</u>		

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

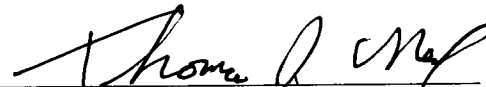
Before my death, I have the right to revoke this deed.

RETURN OF DEED

After recording, the county clerk shall return the deed to: Matthew T. Parks, of Parks & Ratliff, P.C., 620 Main Street, Klamath Falls, OR 97601.

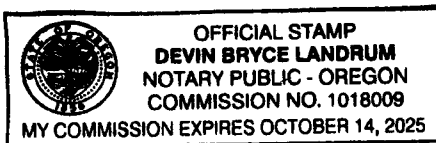
SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED


Date: 9-10-2024


Thomas James O'Neil

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 10th day of September, 2024 by Thomas James O'Neil.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25