

**TRANSFER ON DEATH INSTRUMENT**

**Prepared by and Return to:  
Chuhak & Tecson, P.C.  
Attn: Christina M. Mermigas  
120 S. Riverside Plaza, Ste. 1700  
Chicago, IL 60606**

## **TRANSFER ON DEATH INSTRUMENT**

NOTICE TO OWNER (ORS 93.948 to 93.979)

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:  
17920 Cheyne Road, Karmath Falls, OR 97603.

### **IDENTIFYING INFORMATION**

Owner Making This Deed:

Printed name: Kara Kasbergen, an unmarried woman

Mailing address: 4849 Byrd Lane, College Grove, TN 37046

Legal description of the property: See attached Exhibit A

### **PRIMARY BENEFICIARY**

I designate the following beneficiary if the beneficiary survives me:

Printed name: KARA L. KASBERGEN TRUST DATED OCTOBER 3, 2024

Mailing address, if available: 4849 Byrd Lane, College Grove, TN 37046

### **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

The Owner, Kara L. Kasbergen, owns an undivided one-half (1/2) interest in the property legally described on Exhibit A. This deed is only pertaining to and in connection with that undivided one-half (1/2) interest.

RETURN OF DEED

After recording, the county clerk shall return the deed to: Chuhak & Tecson, P.C., Attention: Christina Mermigas, 120 S. Riverside Plaza, Suite 1700, Chicago, Illinois 60606

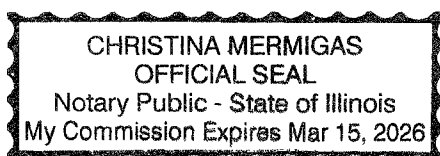
In Witness Whereof, the undersigned have hereunto set his hand and seal this 3rd day of October, 2024.

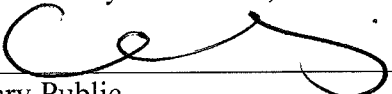
  
Kara Kasbergen

STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF COOK       )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner, Kara Kasbergen, and witnesses personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of October, 2024.



  
Notary Public  
My commission expires: 3/15/2026

**This instrument was prepared by  
and after recording should be mailed to:**

Chuhak & Tecson, P.C.  
Attention: Christina Mermigas  
120 S. Riverside Plaza, Suite 1700  
Chicago, Illinois 60606

## EXHIBIT A

Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 30: S1/2 NE1/4 and the SE1/4

Section 31: N1/2 NE1/4

EXCEPTING THEREFROM the following: A parcel of land containing 1.96 acres more or less, located in the SE1/4 NE1/4 of Section 30, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 30; thence South along the Section line common to Sections 29 and 30 a distance of 150 feet; thence West along a line parallel to the Northern boundary line of the SE1/4 NE1/4 of said Section 30, a distance of 570 feet; thence North along a line parallel to the Section line common to Sections 29 and 30, a distance of 150 feet; thence East along the North boundary line of the SE1/4 NE1/4 of Section 30, a distance of 570 feet to the point of beginning. Also known as Parcel 1 of Minor Partition 33-83 on file in the office of the Klamath County Clerk

AND FURTHER EXCEPTING any portion thereof lying in the road.

TOGETHER WITH an easement over the following described real property: All that portion of the SW1/4 SW1/4 of Section 20 and the NW1/4 NW1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian described as follows:

A strip of land for irrigation ditch purposes 30 feet wide, 15 feet on each side of a line heretofore staked out across said lands and located as follows: Beginning at a point in the Westerly line of right of way for the government C Canal at the Cheyne Pumphouse as now constructed and bearing approximately North 48° 30' East 1590 feet from the Southwest corner of Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence along the outfall pipe South 45° West 100 feet; thence along a meandering falling grade contour roughly delineated by the following courses: South 75° West 265 feet; thence North 65° West 285 feet; thence South 5° East 300 feet; thence South 10° 30' West 650 feet; thence South 26° 40' West 1000 feet; thence South 3° 20' West 500 feet; thence South 60° West 48 feet, more or less, to the Southwest corner of the NW1/4 NW1/4 of said Section 29, for the purpose of the construction and maintenance of a ditch on said strip of land, together with the right of ingress and egress for same purposes.

ALSO TOGETHER WITH the following described easement and right of way:

A perpetual easement and right of way for the construction, maintenance, building and repairing of a drain ditch over and across the N1/2 of the S1/2 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon, the center line of which is more particularly described as follow, to-wit:

Beginning at a point in the Section line marking the Westerly boundary of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, 10 feet Southerly from the quarter section corner on the Westerly side of the said Section 29, and running thence East, parallel with and 10 feet distant at right angles Southerly from the East and West center line of the said Section 29, 1978 feet; thence South 87° 42' East 200 feet; thence North 87° 42' East 200 feet; thence East, parallel with and 10 feet distant at right angles Southerly from the said East, and West center line of a said Section 29, 1587 feet; thence South 87° 42' East 400 feet; thence East 400 feet; thence North 87° East 300 feet, more or less, to its intersection with the Westerly boundary of the rights of way of the "C" Canal of the U.S.R.S being over and across the N1/2 of the S1/2 of said Section 29, Township 40 South, Range 10 East of the Willamette Meridian.

ALSO TOGETHER WITH a perpetual easement 30 feet in width along the Easterly boundary of the property contained in Bargain and Sale Deed dated November 16, 1988, recorded November 21, 1988 in Volume M88, page 19739, Deed Records of Klamath County, Oregon, along and West of the Westerly right of way of Cheyne Road as the same now exists, for irrigation and related purposes including the right of ingress and egress thereon, for use, maintenance, repairs and upkeep; for the benefit of the following described real property situated in Klamath County, Oregon: S1/2 NE1/4; and SE1/4 of Section 30 and the N1/2 NE1/4 Section 31, all in Township 40 South, Range 10 East of the Willamette Meridian.

Property Tax Number: 4010-00000-03300 & 4010-00000-03400

Commonly known as: 17920 Cheyne Road, Karmath Falls, OR 97603