

Returned at Counter

2025-000458
Klamath County, Oregon



01/23/2025 09:35:34 AM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Richard M. Cooke 1104 Crescent Avenue Klamath Falls, OR 97601
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Owner:
Richard M. Cooke
1104 Crescent Avenue
Klamath Falls, OR 97601

Designated Beneficiary:
Melissa Ann Cooke
1104 Crescent Avenue
Klamath Falls, OR 97601

TRANSFER ON DEATH DEED
(ORS 93.948 TO ORS 93.979)

KNOW ALL MEN BY THESE PRESENTS that I, Richard M. Cooke, owner of the real property described below, upon my death do hereby transfer to the beneficiary described below, all of my right, interest and title in that certain real property situated in Klamath County, Oregon, described as follows:


See attached Exhibit A.

I designate Melissa Ann Cooke, as my primary beneficiary if that person survives me.

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

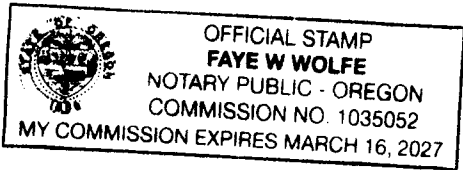
In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF the undersigned has signed this instrument this 22 day of January, 2025.


Richard M. Cooke

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 22 day of January, 2025, the above-named Richard M. Cooke and acknowledged the foregoing instrument to be his voluntary act and deed.



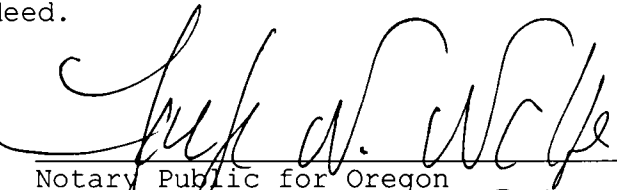

Notary Public for Oregon
My Commission expires: 3-16-27

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 15, 16 and 17, Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lot 15 conveyed to L.N. Haines, et ux by Volume 89 at page 61, Deed Records of Klamath County, Oregon, to wit:

All that part of Lot 15, Block 12 of HOT SPRINGS ADDITION to Klamath Falls, Oregon described as follows: Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88° and 19' East 11.27 feet to the point of beginning; thence South 2° 17' East 45.8 feet; thence South 19° 58' West, 10.3 feet; thence South 2° 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet east along the Northerly line of Alameda Avenue from the Southwest corner of the said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of said Lot 15, 24.89 feet to the point of beginning.