

Returned at Counter

2025-000959

Klamath County, Oregon



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02/12/2025 11:06:39 AM

Fee: \$87.00

After recording, please return to:

Mika N. Bair
Bair Law, LLC
517 Main Street
Klamath Falls OR 97601

Send tax statements to:

Darryl Pech
6016 Washburn Way
Klamath Falls OR 97603

**TRANSFER ON DEATH DEED
(ORS 93.948 to 93.979)**

IDENTIFYING INFORMATION

Owner Making This Deed:

Name: Darryl Pech

Address: 6016 Washburn Way
Klamath Falls OR 97603

Legal Description of the Property:

Lots 19 and 20, Block 34, SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-029AC-11900
Tax Account No. 214921

The real property is more commonly referred to as 1725 Sargent Avenue,
Klamath Falls, Oregon 97603.

PRIMARY BENEFICIARY

I designate the following beneficiaries:

Hayden Gene Pech and Evelyn Camille Pech, as tenants in common.

TRANSFER ON DEATH

At my death, I transfer my interest in the above-described property to the
beneficiaries as designated above. Before my death, I have the right to revoke this deed.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

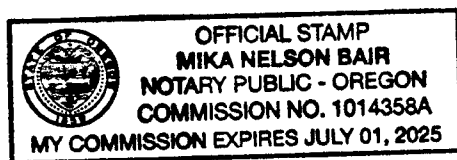
SIGNATURE OF OWNER
MAKING THIS DEED

Signature: Darryl Pech
Darryl Pech

Date: 01/31/2025

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 31st day of January 2025 by Darryl Pech.



Mika Nelson Bair
Notary Public for Oregon
My Commission Expires: 07/01/2025