

Returned at Counter

**2025-000960**

**Klamath County, Oregon**



00338485202500009600030038

02/12/2025 11:07:12 AM

Fee: \$92.00

**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:**

The real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3909-01600-00300  
Tax Account No. 579608

The real property is more commonly referred to as 5136 Washburn Way,  
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

Date: 01/31/2025

STATE OF OREGON, County of Klamath) ss.

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



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

## EXHIBIT "A"

A tract of land located in the SE1/4 NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said tract of land lying adjacent to the West right-of-way of the County road known as "Washburn Way" and being more particularly described as follows:

Beginning at an iron pin located South 0° 11' West a distance of 427.42 and South 89° 57' West a distance of 30.0 feet from the initial point described on the plat of "Altamont Small Farms"; said initial point being South 0° 06' East a distance of 1344.0 feet from the Northwest corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 57' West a distance of 178.71 feet to an iron pin; thence South 0° 11' West a distance of 208.71 feet to an iron pin; thence North 89° 57' East a distance of 178.71 feet to an iron pin; thence North 0° 11' East a distance of 208.71 feet, more or less to the point of beginning.

TOGETHER WITH an area of land situated in the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of that Tract of land described in Volume 266, page 259 of the Klamath County Deed Records and the West Right of Way Line of Washburn Way from which the N1/16 corner common to Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and said Section 16 bears North 05°20'27" East 404.71 feet; thence North 01°05'24" East along the said West right of way line 18.17 feet; thence leaving said West right of way line North 89°26'39" West 182.20 feet; thence South 00°48'20" West 198.22 feet; thence South 89°28'14" East 9.35 feet to a point on the boundary of said Volume 266, page 259; thence along the boundary of said Volume 266, page 259 the following courses: North 00°48'20" East 180.06 feet and South 89°26'39" East 172.76 feet to the point of beginning, with bearings based on the Oregon State Plane Coordinate System South Zone #3602.

EXCEPTING THEREFROM an area of land situated in the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the South line of that tract of land described in Volume 266, page 259 of the Klamath County Deed Records and the West Right of Way line of Washburn Way from which the N1/16 corner common to Section 15, Township 39 South, Range 9 East of the Willamette Meridian and Section 16 bears North 03°40'36" East 612.88 feet; thence North 00°26'32" East along the said West right of way line 28.69 feet; thence leaving the said West right of way line North 89°28'14" West 173.90 feet to a point on the boundary of said Volume 266, page 259; thence along the boundary of said Volume 266, page 258 the following courses: South 00°48'20" West 28.69 feet and South 89°28'14" East 174.08 feet to the point of beginning, with bearings based on the Oregon State Plane Coordinate System South Zone #3602.