

2025-001559

Klamath County, Oregon



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03/04/2025 03:09:38 PM

Fee: \$97.00

Prepared By:

Name: Ralph D Lyon & Judith L Lyon
Address: PO Box 157
Merrill, OR 97633

After Recording Return To:

Name: Colleen L & Wesley D Sharp
Address: PO Box 157
Merrill, OR 97633

**Until a Change is Requested, Mail Tax
Statements To:**

Name: Ralph D Lyon & Judith L Lyon
Address: PO Box 157
Merrill, OR 97633

Returned a. Counter

Space above this line for recorder's use only

OREGON TRANSFER ON DEATH DEED

NOTICE TO OWNER.

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.

IDENTIFYING INFORMATION.

Owner or Owners Making This Deed:

Owner Full Name: Ralph D Lyon also known as Ralph Dale Lyon Marital Status: Married

Mailing Address: PO Box 157, Merrill, OR 97633

Owner Full Name: Judith L Lyon also known as Judith Lenore Lyon Marital Status: Married

Mailing Address: PO Box 157, Merrill, OR 97633

Legal Description of Property: **See Exhibit A**

PRIMARY BENEFICIARY: I designate the following beneficiary if the beneficiary survives me.

Full Name: Colleen L Sharp & Wesley D Sharp Marital Status: Married

Mailing Address: PO Box 157, Merrill, OR 97633

Full Name: Shawn E Lyon

Marital Status: Married

Mailing Address: 1367 Dawn Drive, Stayton, OR 97383

ALTERNATE BENEFICIARY (Optional): If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me: N/A

Full Name: _____ Marital Status: _____

Mailing Address: _____

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

SIGNATURES OF OWNERS MAKING THIS DEED.

Owner Signature: Ralph D. Lyon Date: 3-4-25
Printed Name: Ralph D Lyon

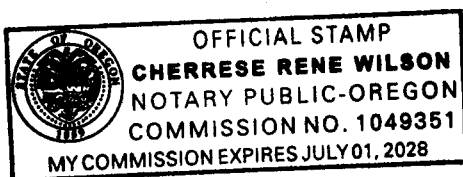
Owner Signature: Judith L Lyon Date: 3/3/2025
Printed Name: Judith L Lyon

ACKNOWLEDGMENT.

STATE OF Oregon
COUNTY OF Klamath

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph D. Lyon whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 3/4/2025 (mm/dd/yyyy)



Cherrese Rene Wilson
Notary Public
My Commission Expires: 7/1/2028

ACKNOWLEDGMENT.

STATE OF Oregon
COUNTY OF Klamath

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Juanth Lyon whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 3/3/2025 (mm/dd/yyyy)

Cherrese Rene Wilson
Notary Public

My Commission Expires: 7/1/2028

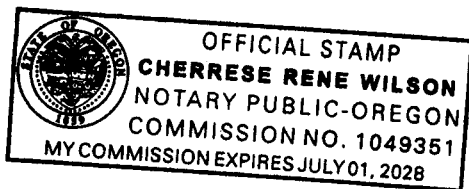


EXHIBIT A

Parcel 1: Real property, more particularly described as T40E, R10S, Section 35, POR SE1/4 SE1/4 of approximately .74 acres
Map/Tax Lot: 3909 03500 01800

Parcel 2: A parcel of land in the SE1/4 SE1/4 of Section 35, Township 40 South, Range 10E, East of the Willamette Meridian more particularly described as follows:

Beginning at a point on the South line of Section 35 which is 208.71 feet West of the Southeast corner of said Section, said point of beginning also being the Southwest corner of 1 acre parcel conveyed to United States of America by deed Volume 25 on page 457; thence North along the West line of said parcel a distance of 208.71 feet, more or less, to the Northwest corner thereof: thence West parallel to the South line of Section 35 a distance of 4 chains, 75 links, more or less, to a point on the Easterly line of parcel conveyed to Walter L Wilson et ux by Deed Volume 299, page 414: thence Southerly and Easterly along the Easterly line of said parcel to the South line of Section 35; thence East along the South line of Section 35; thence East along the South line of Section 35, a distance of 2 chains, more or less, to the point of beginning.

Subject to: Acreage and use limitations under provision of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and the Klamath Irrigation District, and regulations, easements, water and irrigation rights in connection therewith; All rights of way for ditches, laterals and canals, if any there may be; Rights of the Public in and to any portion of the herein described property lying within the limits of any road or highway; Acceptance of Terms and Conditions of Reclamation Extension Act, including the terms and provision thereof, dated and recorded November 7, 1914 in volume 43 of Deeds on page 10, Records of Klamath County, Oregon; and to easements, and rights of way of record and those apparent on the land, if any

Map/Tax Lot: 3909 03500 01700