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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2025-002729

Klamath County, Oregon



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04/15/2025 01:29:24 PM

Fee: \$92.00

After recording, return to (Name and Address):

DANIEL BLAINE LEE  
2951 FOOTHILLS BLVD.  
KLAMATH FALLS OR.  
97603

Until requested otherwise, send all tax statements to (Name and Address):

DANIEL BLAINE LEE  
2951 FOOTHILLS BLVD.  
KLAMATH FALLS OR  
97603

[SPACE RESERVED FOR RECORDER'S USE]

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. (Type or legibly print all information.)

## TRANSFER ON DEATH DEED

I, Daniel Blaine Lee

whose mailing address is 2951 FOOTHILLS BLVD.  
KLAMATH FALLS OREGON 97603

owner of the real property described below, upon my death, do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH FALLS County, State of Oregon, legally described (check one): ☐ as set forth on the attached Exhibit A, and incorporated by this reference; ☒ as follows:

ALL Property, BUILDINGS, HOME at  
2951 FOOTHILLS BLVD.  
KLAMATH FALLS OR 97603

SEE ATTACHED PAPER

I designate JOSHUA V. DAVIS

whose mailing address, if available, is 6333 NEW SALEM CT. CARMICHAEL  
CALIFORNIA 95608

as my primary beneficiary\* if that person survives me.

(Optional) I designate

whose mailing address, if available, is

as my alternate beneficiary\*\* if that person survives me.

\*ORS 93.961(2) requires that the beneficiary or beneficiaries must be specifically identified by name, rather than as part of a class.

\*\*ORS 93.953(2) states that an individual may designate one or more alternate beneficiaries if the primary beneficiary or beneficiaries are not qualified to take the property at the time of death or do not survive the transferor.

PUBLISHER'S NOTE: ORS chapter 93 provides that Transfer on Death deeds: (a) Transfer only property that the transferor still owns at time of death, and transfer equal shares with no right of survivorship when multiple beneficiaries are named (93.969); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.961), but do not need to be delivered to designated beneficiaries (93.963); (d) Transfer property without any warranties or covenants of title and subject to the debts of the decedent as well as any liens, mortgages and/or other interests to which the property is subject at time of death (93.969).



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

(Optional) SPECIAL TERMS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

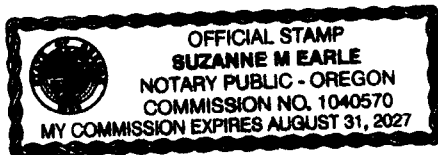
In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on April 15 2025

Daniel Blaine Lee

STATE OF OREGON, County of Klamath ) ss.  
This record was acknowledged before me on April 15, 2025  
by Daniel Blaine Lee

Suzanne M Earle  
Notary Public for Oregon  
My commission expires August 31, 2027



2020-000624

All described real property in the county of Klamath and State of Oregon free of encumbrances, except as specifically set for herein:

**PARCEL 1:**

Beginning at a point on the South line of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is South 89° 39' West, 314.1 feet from a steel axel marking the Southeast corner of the NW1/4 NW1/4 of said Section 34; thence South 89° 39' West, along the South line of said NW1/4 NW1/4, a distance of 100 feet; thence North 0° 19' West, along a line parallel to the East line of said NW1/4 NW1/4, a distance of 160 feet; thence North 89° 39' East, 100 feet; thence South 0° 19' East, 160 feet to the point of beginning; being a portion of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Beverly Heights Road (County Road).

ALSO EXCEPTING THEREFROM a tract of land situated in the NW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9

East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 NW1/4; thence North along the East line of the NW1/4 NW1/4 20 feet, thence South 89° 39' West 314.1 feet to the true point of beginning, thence continuing South 89° 39' West 21 feet; thence North parallel to the East line of the NW1/4 NW1/4 14 feet; thence North 89° 39' East 21 feet; thence South 0° 19' East 14 feet to the true point of beginning.

**PARCEL 2:**

A tract of land situated in the NW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 NW1/4; thence North along the East line of the NW1/4 NW1/4 20 feet, thence South 89° 39' W 314 feet to the true point of beginning, thence continuing South 49° 19' West 21 feet; thence North parallel to the East line of the NW1/4 NW1/4 14 feet; thence North 89° 39' East 21 feet; thence South 0° 19' East 14 feet to the point of beginning.

