

2025-003701

Klamath County, Oregon

Returned at Counter



0034192820250037010020025

05/19/2025 08:32:46 AM

Fee: \$87.00

**After recording, please send to:**

John W. Espe  
145040 Highway 31  
LaPine, OR 97739

Until a change is requested, please also  
send tax statements to above address.

SITUS: 145040 Highway 31, LaPine, OR 97739

***Transfer on Death Deed - ORS 93.948-93.979***

**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 Making this Deed:

John W. Espe  
145040 Highway 31  
LaPine, OR 97739

**LEGAL DESCRIPTION OF THE PROPERTY:**

Exhibit A - Document Attached

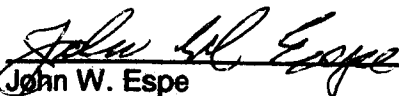
**PRIMARY BENEFICIARY:** I designate the following beneficiary, if the beneficiary survives me:  
Brandon Joseph Lane

**CONTINGENT BENEFICIARY:** I designate the following beneficiary, if the primary beneficiary does not survive me, but the contingent beneficiary survives me:

Barbara Espe, Phone: 831-840-1346

**TRANSFER ON DEATH:** At my death, I transfer my interest in the described property to the beneficiary as designated above. Before my death, I have the right to revoke this deed.

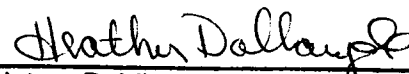
The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

  
John W. Espe

State of Oregon )  
County of ~~Klamath~~ Deschutes )

The above-mentioned person, John W. Espe, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on



  
Notary Public  
My Commission Expires: Feb 4, 2029

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the SE1/4 NE1/4 Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 667.64 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the SE1/4 of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 24' 66" East 663.70 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 16' 52" West 667.45 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

AND a portion of the SE1/4 NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the Southeast of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 32' 59" East 659.95 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 24' 58" West 663.70 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

EXCEPTING THEREFROM that portion lying Easterly of the following described line:

Beginning at a point on the Southerly line of the land described in said deed recorded in Volume M-90 at Page 1816. Said point lying thereon South 89° 32' 32" East 330.10 feet from the Southwest corner of said deed; thence North 01° 25' 01" East, 409.38 feet; thence South 88° 34' 59" East, 28.00 feet; thence North 01° 25' 01" East, 35.00 feet; thence North 88° 34' 53" West, 28.00 feet; thence North 01° 25' 01" East, 220.01 feet to a point on the Northerly line of land described in said deed recorded in Volume M-93 at Page 33688. Said point lying thereon South 89° 15' 45" East, 333.60 feet from the Northwest corner of said deed.

TOGETHER WITH Agreement for Easement for ingress and egress dated October 15, 1993, recorded December 1, 1993 in Volume M93 at page 31847, Microfilm records of Klamath County, Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which is 329.79 feet North 1° 04' 49" East along said East line from the quarter corner of said Section 36; thence North 89° 32' 59" West 652.51 feet; thence North 1° 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

ALSO TOGETHER WITH a 20 foot wide access easement for ingress and egress, the southerly line being described as follows:

Beginning at the Southeast corner of said deed recorded in Volume M90 at Page 1816; thence along the Southerly line of said deed North 89° 22' 59" West 372.84 feet to a point, said point lying on said Southerly line South 89° 32' 59" East 287.36 feet from the Southwest corner of said deed