

2025-007461

Klamath County, Oregon

08/22/2025 09:33:01 AM

Fee: \$92.00

After recording, please send to:

Russell A. Coats and Sarah Louise Bell
1212 Horton Rd.
Dairy, OR 97625

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

SITUS: 1212 Horton Rd., Dairy, OR

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:

Russell A. Coats and Sarah Louise Bell
1212 Horton Rd.
Dairy, OR 97625

LEGAL DESCRIPTION OF THE PROPERTY:

Exhibit A

PRIMARY BENEFICIARY: We designate the following beneficiary, if the beneficiary survives us:

100% to the survivor of Russell A. Coats and Sarah Louise Bell

CONTINGENT BENEFICIARIES: We designate the following beneficiary, if both of us are deceased, but the contingent beneficiary survives us:

100% to Kassandra Carroll

TRANSFER ON DEATH: At our death, we transfer our interest in the described property to the beneficiaries as designated above. Before our death, we have the right to revoke this deed.

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



Russell A. Coats



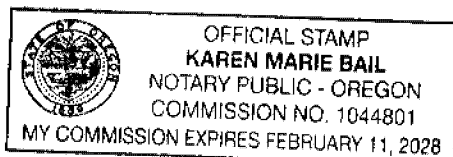
Sarah Louise Bell

State of Oregon)
County of Klamath)

Louise

The above-mentioned persons, Russell A. Coats and Sarah Louise Bell, appeared before me and acknowledged that they executed the above instrument.

Affirmed before me on August 21, 2025.





Notary Public

My Commission Expires: 2-11-2028

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the W1/2 SW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the South line of said Section 34 from which the Southwest corner of said Section 34 bears South 89 degrees 51' 27" West 630.00 feet; thence North 89 degrees 51' 27" East along said South line of Section 34, 631.94 feet; thence leaving said section line North 00 degrees 54' 00" West, 451.63 feet to the beginning of a curve; thence along the arc of a 120.00 foot radius curve to the left 186.91 feet (delta = 89 degrees 14' 33"); thence leaving said curve, South 89 degrees 51' 27" West, 504.57 feet; thence South, 570.00 feet to the point of beginning.