

BB NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2012-007943
Klamath County, Oregon



07/20/2012 02:55:26 PM Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

Owner's Name and Address*

Beneficiary's Name and Address*

After recording, return to (Name and Address):

CHARLES A. AND JANIS SWAFFORD
6391 CROSS ROAD
KLAMATH FALLS, OREGON 97603

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

SAME AS ABOVE

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

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

KNOW ALL BY THESE PRESENTS that I, CHARLES A. SWAFFORD AND JANIS SWAFFORD

whose address is 6391 Cross Road 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 the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of the property):

That portion of the NE1/4SW1/4 lying Southwest of the Southwest right of way line of the South Branch of the C-Canal and that portion of the SE1/4SW1/4 lying Southwest of the Southwest right of way line of the South Branch of the C-Canal in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate DEENA R. SWAFFORD

whose mailing address, if available, is 2935 Sporting Court
Redding California 96001

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.
Before my death, I have the right to revoke this deed.
(Optional) SPECIAL TERMS:

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on July 20 2012

Charles A. Swafford
Janis Swafford

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 20 2012
Charles A. Swafford and Janis Swafford



Notary Public for Oregon
My commission expires

*OR Laws 2011, Ch. 212, Sec. 9 states that a designated beneficiary must be identified by name; "a beneficiary designation that identifies beneficiaries only as members of a class is void."
**OR Laws 2011, Ch. 212, Sec. 5(2)(b) states that an individual may designate one or more "Alternate beneficiaries who take the property only if none of the primary beneficiaries is qualified or survives the transferor."

NOTE: OR Laws 2011, Ch. 212, provides that Transfer on Death deeds: (a) Transfer only property that the transferor owns at time of death, may not transfer property to designated beneficiaries with right of survivorship, but may designate shares of ownership (Sec. 13); (b) Are always revocable (Sec. 6); (c) Must be recorded before death to be effective (Sec. 9(1)(d)), but need not be delivered to designated beneficiaries (Sec. 10(1)); (d) Transfer property without any warranties or covenants of title (Sec. 13(4)), and subject to all debts of the decedent, as well as to all liens, mortgages and conveyances to which the property may be subject (Sec. 13(2)).

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