

2012-008810

Klamath County, Oregon



00122530201200088100020028

08/10/2012 08:43:11 AM

Fee: \$42.00

OWNER'S NAME AND ADDRESS:

Wanda F. Fruits
P.O. Box 541
Merrill, OR 97633

BENEFICIARY'S NAME AND ADDRESS:

Anne Earls, et al
40 North L Street
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

Wanda F. Fruits
P.O. Box 541
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Wanda F. Fruits
P.O. Box 541
Merrill, OR 97633

**TRANSFER ON DEATH DEED
(ORS 93.948 to 93.979)**

KNOW ALL BY THESE PRESENTS that I, **WANDA F. FRUITS**, also known as **WANDA FAE FRUITS**, owner of the real property described below, whose address is 428 Front Street, Merrill, Oregon 97633, upon my death, do hereby transfer to the beneficiaries designated below, all of my right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lots 5 and 6 in the Southerly 25½ feet of Lot 7, Block 25, Merrill Original.

SUBJECT TO all liens, encumbrances, easements, reservations, restrictions and rights of way of record or apparent on the ground.

Tax Information: Map Tax Lot: R-4110-002DD-06100; Property ID No.: R121665.

I designate as my primary beneficiaries, should they survive me, the following persons: Anne Earls, Margaret O'Neal, Michael Stahr and Martha Tracy, whose available mailing addresses are, 40 North 1 Street, Lakeview, OR 97630; 11800 Tingley Lane, #34, Klamath Falls, OR 97603.

If none of my primary beneficiaries survive me, then this transfer shall lapse.

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, grantor has executed this instrument this 07 day of August, 2012.

Wanda F. Fruits
Wanda F. Fruits

STATE OF OREGON, County of Clatsop ss.

This instrument was acknowledged before me on August 7, 2012, by Wanda F. Fruits.

Joanne L. Johnson
Notary Public for Oregon
My Commission Expires: May 17, 2016

