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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2012-011638

Klamath County, Oregon



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10/19/2012 09:58:43 AM

Fee: \$37.00

Jimmy L. Baker & Barbara J. Baker

4721 Denver St

Klamath Falls, OR 97603

Owner's Name and Address*

James Lee Baker & Susan Lynette Flores

P. O. Box 103 406 Garrett St

Elk, WA 99009 New Westminster, BC V3L3S2

Beneficiary's Name and Address*

After recording, return to (Name and Address):

Neal G. Buchanan, Attorney at Law

435 Oak Avenue

Klamath Falls, OR 97601

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

Jimmy L. Baker & Barbara J. Baker

4721 Denver St

Klamath Falls, OR 97603

*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.

 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

KNOW ALL BY THESE PRESENTS that I, Jimmy L. Baker and Barbara J. Baker, Husband and Wife

owner of the real property described below,
whose address is 4721 Denver Street, Klamath Falls, OR 97603

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):

Lot 1, Block 1, Cascade Park, in Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate James L. Baker and Susan Lynette Flores

whose mailing address, if available, is P.O. Box 103 406 Garrett Street
Elk, WA 99009 New Westminster, B.C. V3L3S2

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.

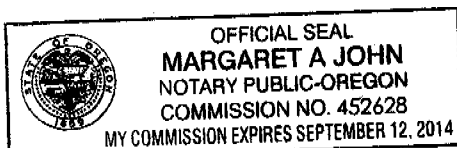
(Optional) SPECIAL TERMS:

In construing this instrument, where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the undersigned has executed this instrument on October 18, 2012

Jimmy L. Baker
Barbara J. Baker

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 18, 2012
by Jimmy L. Baker and Barbara J. Baker



Margaret John
Notary Public for Oregon

My commission expires 9-12-14

*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)).