

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2012-012966

Klamath County, Oregon



00127534201200129660010010

11/20/2012 03:55:55 PM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

Agapita Claudia Herrera
PO Box 242
Bonanza, OR 97623
Owner's Name and Address
Edwin Baza Herrera
6767 Tingley Ln #34
Klamath Falls, OR 97623
Beneficiary's Name and Address

After recording, return to (Name and Address):

Agapita Claudia Herrera
PO Box 242
Bonanza, OR 97623

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

Agapita Claudia Herrera
PO Box 242
Bonanza, OR 97623

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, Agapita Claudia Herrera

_____, owner of the real property described below,
whose address is _____

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):

lots 3 and 4 in block 52 of Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 2, according to the official
Plat thereof on file in the office of the county
Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Edwin Baza Herrera

whose mailing address, if available, is 6767 Tingley Ln #34
Klamath Falls, OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate Elena Dominguez

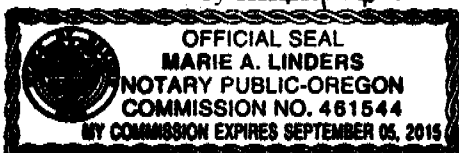
whose mailing address, if available, is 7758 Mina Bird Dr.
PO Box 523
Bonanza, OR 97623

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 Nov 20th 2012STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on Nov 20th 2012by Agapita Claudia Herrera

Notary Public for Oregon

My commission expires 09.05.2015

*ORS 93.961(2) states that a designated beneficiary must be identified by name; "a beneficiary designation that identifies beneficiaries only as members of a class is void."

**93.953(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: ORS 93 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 (93.969); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.961(1)(d)), but need not be delivered to designated beneficiaries (93.963(1)); (d) Transfer property without any warranties or covenants of title (93.969(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 (93.969(2)).