

2013-000816

Klamath County, Oregon



00130267201300008160020024

01/22/2013 03:20:31 PM

Fee: \$42.00

Katherine R Dyngel
8011 PACIFIC LANE
KLAMATH FALLS, OR 97603
 Owner's Name and Address*

Larry Patrick Dyngel
8011 PACIFIC LANE Klamath Falls OR 97603
 Beneficiary's Name and Address*

After recording, return to (Name and Address):

Katherine Dyngel
8011 PACIFIC LN.
KLAMATH FALLS, OR 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, Katherine R Dyngel

owner of the real property described below,

whose address is 8199 PACIFIC LN. 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):

ACRES: 0.95MAP: R-3909-025A0-02800-000CODE: 198

See exhibit, A, ATTACHED For legal description.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate LARRY PATRICK DYNGELwhose mailing address, if available, is 8011 PACIFIC LANEKLAMATH FALLS, OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate CHAD HEIMAN TAYLORP.O. Box 3939 S. 6th ST. #288whose mailing address, if available, is KLAMATH FALLS, OR 97603

as my alternate beneficiary** if that person survives me.

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

(Optional) SPECIAL TERMS:

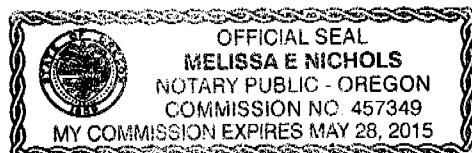
Optional 2

BRYAN GRACEY3939 S. 6th ST. #288KLAMATH FALLS, OR 97603

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on JAN 22 2013

Katherine R Dyngel

STATE OF OREGON, County of klamath ss.This instrument was acknowledged before me on Jan 22 2013
by Katherine R Dyngel

Notary Public for Oregon

My commission expires May 28 2015

*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)).

Exhibit A

A tract of land situated in the NW 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road, which point is South 89° 33' West 1894.3 feet and North 0° 27' West 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0° 27' West 276.3 feet; thence South 89° 33' West 454.9 feet; thence South 47° 55' East 408.7 feet; thence North 89° 33' East 153.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Easterly 153.7 feet thereof.

ALSO LESS AND EXCEPT any portion lying within the Burlington Northern Railroad right of way.

CODE 198 MAP 3909-025A0 TL 02800 KEY# 584175