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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2013-000817

Klamath County, Oregon



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01/22/2013 03:20:56 PM

Fee: \$42.00

LARRY P. Dyngge and Katherine R. Dyngge

8011 PACIFIC LN
KLAMATH FALLS, OR 97603

Owner's Name and Address

BRYAN PATRICK GRAYLEY

CHAD HERMAN TAYLOR

Beneficiary's Name and Address

After recording, return to (Name and Address):

Larry and Kathy Dyngge
8011 PACIFIC Lane
Klamath Falls, OR 97603

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

Same as above

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, Larry P. Dyngge and "Kathy" Katherine R. Dyngge
KNOWN AS HUSBAND AND WIFE,owner of the real property described below,
whose address is 8011 PACIFIC Lane Klamath Falls, OR 97603
3.02 acres, MAP: R-3909-025A0-02400-000upon 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):

8011 PACIFIC LN KLAMATH FALLS, OR 97603

ACRES: 3.02

MAP: R-3909-025A0-02400-000, Please see exhibit A, attached

I designate BRYAN PATRICK GRAYLEY (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is 3939 S. 6th ST. KLAMATH FALLS, OR 97603
#288

as my primary beneficiary* if that person survives me.

(Optional) I designate

CHAD HERMAN TAYLOR

3939 S 6th ST #288

whose 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:

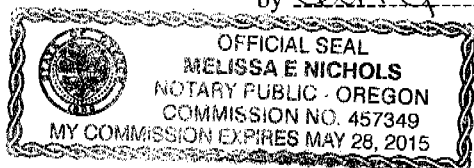
In construing this instrument, where the context so requires, the singular includes the plural.

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

Larry P. Dyngge

Katherine R. Dyngge

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Jan 22 2013
by Larry P. Dyngge & Katherine R. Dyngge

Melissa E. Nichols

Notary Public for Oregon

My commission expires May 28 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)).

EXHIBIT A,

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

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STATE OF OREGON,

ss.

LARRY P. HOBBS AND KATHY TAYLOR
8011 Pacific Lane
Klamath Falls, OR 97603
 Grantor's Name and Address

LARRY P. DYNGE AND KATHY R. DYNGE
8011 Pacific Lane
Klamath Falls, OR 97603
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
LARRY P. DYNGE & KATHY R. DYNGE
8011 Pacific Lane
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
LARRY P. DYNGE & KATHY R. DYNGE
8011 Pacific Lane
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 10/18/01 at 3:37 p.m.
 In Vol. M01 Page 53072
 Linda Smith,
 County Clerk Fee \$ 21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LARRY DYNGE who acquired title as
LARRY P. Hobbs & Kathy Taylor, with rights of survivorship,
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY P. DYNGE
& KATHY DYNGE, as tenants by the entirety
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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, to-wit:
A parcel of land being a portion of 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 the Northwest corner of the NW 1/4 of NE 4 Section 25
Township 39 South, Range 9 East of the Willamette Meridian, said point also being
the North quarter corner of said Section, thence South 0 degrees 13' West
the quarter line a distance of 689.8 feet to a point on the Northerly right of
way line of the Great Northern Henley Siding, thence South 47 degrees 55'
East along the Northerly right of way line of said Railroad a distance of
236.5 feet to a point; thence North 0 degrees 27' West a distance of
139.4 feet to a point; thence continuing North 0 degrees 27' West a
distance of 710.3 feet, more or less to a point on the North Section
line of said Section 25; thence South 89 degrees 33' West a distance
of 170.9 feet, more or less to the North quarter corner to the
point of beginning of this description.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00 However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on October 18, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Larry P. Dyng
Kathy Dyng

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 18, 2001
 by Larry P. Dyng & Kathy Dyng

This instrument was acknowledged before me on

by

as



Linda L. Baughman
 Notary Public for Oregon
 My commission expires 3-15-04