

2013-001054

Klamath County, Oregon



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01/29/2013 12:11:46 PM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

Mary R. Schlyper
4765 Spruce Place
Klamath Falls, Oregon 97603
 Owner's Name and Address

Beneficiary's Name and Address

After recording, return to (Name and Address):

Same as above

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

Same as above

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,

Mary R. Schlyper, owner of the real property described below,
 whose address is *4765 Spruce Place*
Klamath Falls, Oregon 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 52 just addition to Summers Farm Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon

I designate

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

Peter J. Schlyper II
 whose mailing address, if available, is *616 Eastern Apts J 13*
9809 S.E. Highway Avenue
Happy Valley, Oregon 97086

as my primary beneficiary* if that person survives me.

(Optional) I designate

whose mailing address, if available, is

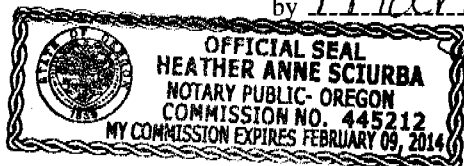
as my alternate beneficiary** if that person survives me.

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

*Mary R. Schlyper*STATE OF OREGON, County of *Klamath*This instrument was acknowledged before me on *January 29, 2013*by *Mary R. Schlyper*

Notary Public for Oregon

My commission expires *Feb 9, 2014*

*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)).