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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2013-004703

Klamath County, Oregon



00135166201300047030010014

05/02/2013 02:43:10 PM

Fee: \$37.00

Peter Robert John Ford &amp; Barbara Lindsay Ford

10371 Cinnamon Teal Drive

Klamath Falls, OR 97601

Owner's Name and Address\*

Marlene Joan Montgomery

2404 Shannandale

Silver Spring, Maryland

Beneficiary's Name and Address\*

After recording, return to (Name and Address):

Neal G. Buchanan, Attorney

435 Oak Ave.

Klamath Falls, OR 97601

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

Unchanged

SPACE RESERVED  
FOR  
RECORDER'S USE

\*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, Peter Robert John Ford and Barbara Lindsay Ford,  
Husband and Wife as tenants by the entirety

, owner of the real property described below,  
whose address is 10371 Cinnamon Teal Drive, Klamath Falls, OR 97601

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):

**Parcel 1: Lot 485, Running Y Resort, Phase 5 according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account #R-3808-010B0-02500-000 Key #883746**

**Parcel : Lot 1085, Tract 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon Tax Account #3808-016A0-05800-000 Key # 889961**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Marlene Joan Montgomery

whose mailing address, if available, is 2404 Shannandale Road, Silver Spring, Maryland

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 May 2, 2013

Peter Robert John Ford  
Barbara Lindsay Ford

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 2, 2013

by Peter Robert John Ford and Barbara Lindsay Ford



Margaret A. 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)).