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2013-007350

Klamath County, Oregon



00138393201300073500010010

06/27/2013 12:49:00 PM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USEKenneth Lynn Sparkman
4311 Weyerhauser Rd.
Klamath Falls, Or. 97601

Owner's Name and Address

Mary Ellen Sparkman
2025 Reclamation Ave.
Klamath Falls, Or. 97601

Beneficiary's Name and Address

After recording, return to (Name and Address):

Mary Ellen Sparkman
2025 Reclamation Ave.
Klamath Falls, Or. 97601

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

Mary Ellen Sparkman
2025 Reclamation Ave.
Klamath Falls, Or. 97601

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, Kenneth Lynn Sparkman

owner of the real property described below,
whose address is 4311 Weyerhauser Rd. 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):

Lot 11, Except the northerly 25 ft. thereof and all of lot 12 and 13 in Block 3 of Fairhaven Heights in the County of Klamath, State of Oregon.

1. Regulations, including, levies, Liens, and Utility assessment of the City of Klamath Falls.
2. An Easement created by instrument, including the terms and provisions thereof, Recorded July 17, 1926, Book 72, Page 146
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Mary Ellen Sparkman

whose mailing address, if available, is 2025 Reclamation Ave. Klamath Falls, Or. 97601

as my primary beneficiary* if that person survives me.
(Optional) I designate Steve Curtis Sparkman

whose mailing address, if available, is 5397 Raymond St. Central Point, Or. 97502

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

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

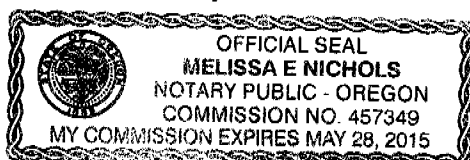
(Optional) SPECIAL TERMS: This Document does not alter the terms set forth in the Will of Mary Ellen Sparkman.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on

June 26th, 2013
Kenneth Lynn Sparkman

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 26, 2013
by Kenneth Lynn SparkmanMelissa 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)).