

2013-012965

Klamath County, Oregon



00145343201300129650020021

11/20/2013 08:31:20 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Robin L. Ferreira
5335 Alva Avenue
Klamath Falls OR 97603

TRANSFER ON DEATH DEED
(ORS 93.948 to 93.979)

IDENTIFYING INFORMATION

Owner Making This Deed:

Name: Robin L. Ferreira
Address: 5335 Alva Avenue
Klamath Falls OR 97603

Legal Description of the Property:

The Easterly 141 feet of Tract 88 and the Easterly 141 feet of the Southerly 25 feet of Tract 89 of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Rules, regulations, and assessments of South Suburban Sanitary District; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations contained in dedication of Yalta Gardens; reservations contained in deed recorded August 28, 1950, on page 411, of Vol. 241 of Deed Records of Klamath County, Oregon; and easements and rights of way of record and those apparent on the land, if any.

Klamath County Assessor's Parcel No. R-3909-002AB-00500, Property ID No. R512573, and more 5335 Alva Avenue, Klamath Falls, Oregon 97603

PRIMARY BENEFICIARY

I designate the following beneficiaries: Anthony Brad Ferreira and Allen Brent Ferreira, with right of survivorship and not as tenants in common.

~~Anthony Brad Ferreira and Allen Brent Ferreira, with right of survivorship and not as tenants in common.~~

TRANSFER ON DEATH

At my death, I transfer my interest in the above-described property to the beneficiaries as designated above. Before my death, I have the right to revoke this deed.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

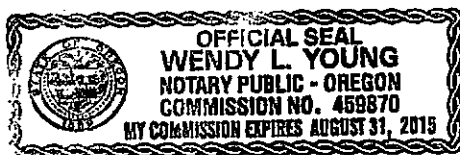
SIGNATURE OF OWNER MAKING THIS DEED

Signature: Robin L. Ferreira
ROBIN L. FERREIRA

Date: 11-12-13

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 12 day of November 2013 by Robin L. Ferreira.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015