

BB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2014-000273

Klamath County, Oregon



00147215201400002730020024

01/13/2014 09:50:19 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Vito Petrotta
765 Wocus St
Klamath Falls, OR 97601
Owner's Name and Address*
Paula Harris
Joseph Petrotta
4473 MEMORIE LN KE, OR 97603
Beneficiary's Name and Address*

After recording, return to (Name and Address):
Paula Harris

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

Paula Harris
4473 MEMORIE LN
Klamath Falls, OR 97603

*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, Vito Petrotta

owner of the real property described below,
whose address is 765 Wocus St 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):

SEE Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Paula J. Harris & Joseph V. Petrotta with
rights of survivorship
whose mailing address, if available, is 4473 MEMORIE LN Klamath Falls, OR
97603 and 9261 SW Talawa Ct. Tualatin, OR
97062

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.

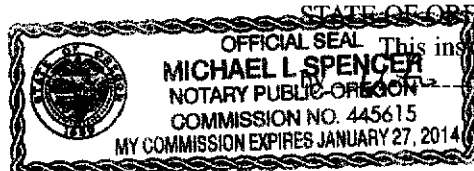
Before my death, I have the right to revoke this deed.

(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 JANUARY 9, 2014

Vito Petrotta



STATE OF OREGON, County of KLAMATH ss.

OFFICIAL SEAL
MICHAEL L. SPENCER
NOTARY PUBLIC - OREGON
COMMISSION NO. 445615
MY COMMISSION EXPIRES JANUARY 27, 2014

[Signature]
Notary Public for Oregon

My commission expires 1-27-2014

*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)).

Exhibit A

Lot 9 in Block 2 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon,

Subject to reservations as shown in the dedication of the Supplemental Plat of Buena Vista Addition to City of Klamath Falls, Oregon, and to easements and rights of way of record or apparent on the land, if any; and to Mortgage, including the terms and provisions thereof, dated April 2, 1971, recorded same date in M-71 at page 2776, Microfilm Records, executed by James T. Mitchell and Willa D. Mitchell, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, which mortgage grantees expressly assume and agree to pay and perform according to its terms.