

2014-001202

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00148413201400012020010013

02/11/2014 03:22:07 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

JOHN WILBERT WERY
1601 CARLSON DRIVE
KLAMATH FALLS, OREGON 97603
MICHELLE LYNN WESSEL
1831 LOWELL STREET
KLAMATH FALLS, OREGON 97601

Beneficiary's Name and Address

After recording, return to (Name and Address):

JOHN WILBERT WERY
1601 CARLSON DRIVE
KLAMATH FALLS, OREGON 97603

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

JOHN WILBERT WERY
1601 CARLSON DRIVE
KLAMATH FALLS, OREGON 97603

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, JOHN WILBERT WERY

whose address is 1601 CARLSON DRIVE
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):

PROPERTY I D -----R452753 R-3809 -036CD-03200-000

MAP TAX LOT -----R-3809-036CD-03200-000

LEGAL DESCRIPTION -----MOYINA, LOT 60

I designate MICHELLE LYNN WESSEL (AKA) MICHELLE LYNN WERY

whose mailing address, if available, is 1831 LOWELL STREET, KLAMATH FALLS, OREGON 97601

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 _____

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on February 11, 2014 by John Wilbert Wery

OFFICIAL SEAL
BETSY MARIE FELSINGER
NOTARY PUBLIC - OREGON
COMMISSION NO. 467077

MY COMMISSION EXPIRES MARCH 28, 2016

Betsy Marie Felsing
Notary Public for Oregon

My commission expires March 28, 2016

*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)).