

2014-004006

Klamath County, Oregon



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04/28/2014 12:55:18 PM

Fee: \$42.00

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

MARY ELLEN & JOSEPH J. BAIR
 9743 Spring Lake Rd
 Klamath Falls OR 97603

Owner's Name and Address

LORI R. BAILEY
 24444 Hall Rd
 MALIN OR 97632

Beneficiary's Name and Address

After recording, return to (Name and Address):

LORI R. BAILEY
 24444 Hall Rd
 MALIN OR 97632

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

MARY ELLEN & JOSEPH J. BAIR
 9743 Spring Lake Rd
 MALIN OR 97632

SPACE RESERVED
 FOR
 RECORDER'S USE

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, MARY ELLEN BAIR and
Joseph J. BAIR

whose address is 4512 CROSBY Avenue, owner of the real property described below,
Klamath Falls OR 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):

ST FRANCIS PARK, BLOCK 5, LOT 7 & 8

I designate LORI R. BAILEY (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is 24444 Hall Rd
MALIN OR 97632

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.

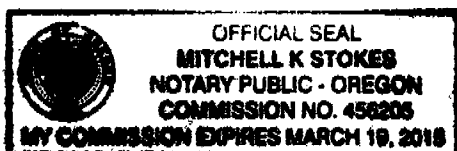
IN WITNESS WHEREOF, the undersigned has executed this instrument on

APRIL 25, 2014

Joseph J. Bair
Mary Ellen Bair

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on APRIL 25, 2014
 by Joseph J. Bair and Mary Ellen Bair



Notary Public for Oregon

My commission expires 3-19-15

*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)).

Returned to Owner