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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2014-010923

Klamath County, Oregon



00160345201400109230010011

10/17/2014 02:59:07 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Betty B Crutchfield

3512 Onyx Ave

KLAMATH FALLS OR 97603

Owner's Name and Address

Teresa Hardin

6730 Beckton Ave

KLAMATH FALLS OR 97603

Beneficiary's Name and Address

After recording, return to (Name and Address):

Betty B Crutchfield

3512 Onyx Ave

KLAMATH FALLS OR 97603

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

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,

Betty B Crutchfield

owner of the real property described below,
whose address is 3512 Onyx Ave, 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):

The W $\frac{1}{2}$ of Lot 19, EXCEPT the EAST 65 feet thereof and the W $\frac{1}{2}$ of Lot 20, EXCEPT the EAST 65 feet thereof, Block 7 ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate

Teresa Hardin

whose mailing address, if available, is 6730 Beckton Ave, Klamath Falls OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate

Marvin Crutchfield

whose mailing address, if available, is 765 Hughes Street, Eugene, OR 97402

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

Betty B. Crutchfield

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 8, 2014
by Betty B Crutchfield



OFFICIAL SEAL
DYALIA C MARROQUIN
NOTARY PUBLIC - OREGON
COMMISSION NO. 456591

MY COMMISSION EXPIRES MARCH 06, 2015

Notary Public for Oregon

My commission expires

March 6, 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)).