

2014-012591

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Twila Eastburn  
2915 Diamond Street  
Klamath Falls, OR 97601



00162345201400125910010010

12/05/2014 10:45:33 AM

Fee: \$42.00

GRANTEE NAME AND ADDRESS

Vickie Joanne Kellison  
3146 Boardman Avenue  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

Neal G. Buchanan  
Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, **TWILA EASTBURN aka TWILA L. EASTBURN**, owner of the real property described below, whose address is 2915 Diamond, Klamath Falls, OR 97601, upon my death do hereby transfer to the beneficiaries designated below, all of my right, interest and title in that certain real property, situated in Klamath County, State of Oregon, legally described below:

Lot 13, in Block 12, STEWART ADDITION

I designate **VICKIE JOANNE KELLISON**, whose mailing address, if available, is 3146 Boardman Avenue, Klamath Falls, OR 97603 as my beneficiary if this individual survives me.

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 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. 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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010.

Dated the 5<sup>th</sup> day of December, 2014.

Twila L. Eastburn  
TWILA EASTBURN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 5<sup>th</sup> day of December, 2014, by TWILA EASTBURN.

Margaret John  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8-5-18

