

BB

1396-11533

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2015-001227

Klamath County, Oregon

02/11/2015 11:25:59 AM

Fee: \$42.00

Thomas O. Seater

Owner's Name and Address*
Robert Thomas Seater

Beneficiary's Name and Address*

After recording, return to (Name and Address):

Thomas O. Seater

6310 Harlan Drive

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name and Address):
same as aboveSPACE RESERVED
FOR
RECORDER'S USE

*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, THOMAS O. SEATER, owner of the real property described below,
whose address is 6310 Harlan Drive Klamath Falls, Or 97603upon 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*):

Lot 24 in Block 3 of TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate ROBERT THOMAS SEATERwhose mailing address, if available, is 6646 Shasta Way, Klamath Falls, Oregon 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate SHANNON DIANE SEATERwhose mailing address, if available, is 6646 Shasta Way, Klamath Falls, Oregon 97603

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 February 11, 2015Thomas O. Seater
Thomas O. SeaterBrenda Jean Phillips, County of Klamath ss.MY COMMISSION EXPIRES MARCH 02, 2016This instrument was acknowledged before me on February 11, 2015
by Thomas O. Seater

Notary Public for Oregon

My commission expires

*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)).