

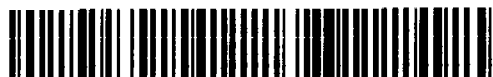
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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-002686

Klamath County, Oregon



00166916201500026860010019

03/26/2015 03:56:35 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Lester R. Foster
4319 Onyx Ave
Klamath Falls, OR 97603

Owner's Name and Address

Beneficiary's Name and Address

After recording, return to (Name and Address):

SAME

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

SAME

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,

Lester R. Foster

owner of the real property described below,

whose address is 4319 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):

Lot 5, Summers Lane Homes Klamath Falls, OR 97603

Klamath County

I designate

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

Vickie Raylene Frazer

whose mailing address, if available, is 19429 Kapteyns St., West Linn, OR 97068

as my primary beneficiary* if that person survives me.

(Optional) I designate

NA

whose mailing address, if available, is

NA

as my alternate beneficiary** if that person survives me.

Before my death, I have the right to revoke this deed.

(Optional) SPECIAL TERMS:

NA

In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on

march 25 2015

Lester R. Foster

Lester R. Foster

STATE OF OREGON, County of Klamath

ss.

This instrument was acknowledged before me on

march 25 2015

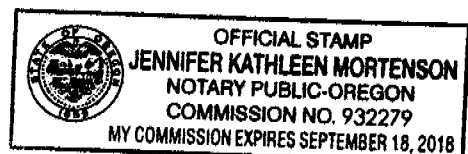
by Jennifer Kathleen Mortenson

Jennifer Kathleen Mortenson

Notary Public for Oregon

My commission expires

Sept 18 2018



*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)).