

2015-006124

Klamath County, Oregon



00170972201500061240020027

06/12/2015 09:19:01 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Velma Evans
1920 Homedale Road
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

Dixie Dawn Boley,
Dan Paul Evans,
Robin Gaile Kenney
26595 Sebastian Lane
Gold Beach, OR 97444

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, Velma Evans, owner of the real property described below, whose address is 1920 Homedale Road, Klamath Falls, Oregon 97603, 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 as follows, to-wit:

Tract 46 except the westerly 75 feet, YALTA GARDENS, according to the official plat thereof on file with the clerk of Klamath county, Oregon.

I designate:

Dixie Dawn Boley
26595 Sebastian Lane
Gold Beach, OR 97444

Robin Gaile Kenney
5656 Cherry Lane
Medford, OR 97504

Dan Paul Evans
11044 South East 60th Avenue
Milwaukie, OR 97222

as my beneficiaries in equal distribution of the above named property if these individuals survive 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 3rd day of June, 2015.

Velma Evans

Velma Evans, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 3rd day of June, 2015, by VELMA EVANS.

Brenda Miller

NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-28-18

