

2015-009422

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00174965201500094220010016

08/25/2015 10:37:52 AM

Fee: \$42.00

 Lola Spicher
 2748 Wiard Street
 Klamath Falls, OR 97603
Owner's Name and Address

 Donald Lee Spicher
 2748 Wiard Street
 Klamath Falls, OR 97603
Beneficiary's Name and Address

After recording, return to (Name and Address):
 Lola Spicher
 2748 Wiard Street
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):
 Lola Spicher
 2748 Wiard Street
 Klamath Falls, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

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, Lola Spicher, 2748 Wiard Street

_____, owner of the real property described below,
 whose address is 2748 Wiard Street, 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 East 1/2 of Lot 18, GIENGER HOME TRACTS, Klamath County Oregon, according to the duly recorded plat thereof on file with the County Clerk of said County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I I designate Donald Lee Spicher

whose mailing address, if available, is 2748 Wiard Street Klamath Falls, OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate DeDe Lee Spicher

whose mailing address, if available, is 2748 Wiard Street Klamath Falls, OR 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

8-25-15

Lola Spicher

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 25, 2015
 by Lola Spicher



Lisa M. Kessler
 Notary Public for Oregon

My commission expires February 1, 2019

*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)).