

2016-003802

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00185067201600038020010017

04/14/2016 02:41:49 PM

Fee: \$42.00

Returned at Counter

SPACE RESERVED  
FOR  
RECORDER'S USE

*Bruce F Brink*  
2417 Harrison Ave  
Klamath Falls, Or 97601

Owner's Name and Address

*Kathleen R. Whipple*  
4988 Weyerhaeuser Rd #1  
Klamath Falls, Or 97603

Beneficiary's Name and Address

After recording, return to (Name and Address):

*Bruce F Brink*  
2417 Harrison Ave  
Klamath Falls, Or 97601

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

*Bruce F Brink*  
2417 Harrison Ave  
Klamath Falls, Or 97601

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, *Bruce F Brink*

owner of the real property described below,  
whose address is *2417 Harrison Ave Klamath Falls, Or 97601*

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):

Vacated Lot 1 and the South 60 feet of vacated Lot 21 of Block 40, WEST KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

AND the N 1/2 of the portion of vacated Holliday Drive adjacent to Lots 21 and 1 in Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

*To Include Mobile Home Serial # 51362 X 68632  
1972 Broadmoor 14 x 60 K 175*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate *Kathleen R Whipple*

whose mailing address, if available, is *4988 Weyerhaeuser Rd #1  
Klamath Falls, Or 97603*

as my primary beneficiary\* if that person survives me.

(Optional) I designate *N/A*whose mailing address, if available, is *N/A*

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 *1-24-16*

*Bruce F Brink*

STATE OF OREGON, County of *Klamath* ss.This instrument was acknowledged before me on *January 21, 2016*by *Bruce Brink*

OFFICIAL STAMP  
LISA LEGGET-WEATHERLY  
NOTARY PUBLIC- OREGON  
COMMISSION NO. 843990  
MY COMMISSION EXPIRES OCTOBER 19, 2019

Notary Public for Oregon

My commission expires *10/19/19*

\*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)).