

2016-005157

Klamath County, Oregon



00186672201600051570010019

05/17/2016 01:20:39 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Candis Marie Leonhardt
PO Box 52
Keno, Oregon 97627

GRANTEE NAME AND ADDRESS

Michael Anthony Leonhardt
1012 Beelard Drive
Vacaville, California 95688

AFTER RECORDING RETURN TO

Candis Marie Leonhardt
PO Box 52
Keno, Oregon 97627

SEND TAX STATEMENTS TO

unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, Candis Marie Leonhardt, owner of the real property described below, whose address is 16014 Riveredge Road, Klamath Falls, Oregon 97601 upon my death do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property, situated in Klamath County, State of Oregon, legally described on as:

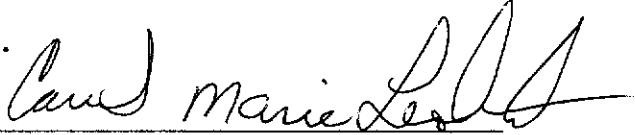
Lot 3, Block 5, Klamath River Acres, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon
R-3907-036A0-03100-000 Key #490089

I designate Michael Anthony Leonhardt, whose mailing address, if available, is 1012 Beelard Drive, Vacaville, California 95688 as my primary beneficiary if that person survives 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.

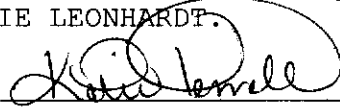
Dated the 17th day of May, 2016.


CANDIS MARIE LEONHARDT, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 17th day of

May, 2016, by CANDIS MARIE LEONHARDT.


NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-20-19

