

2016-007422

Klamath County, Oregon



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07/13/2016 03:59:51 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned at Counter

JAMES R. MIGLIACCIO  
3610 GRENADA WAY  
KLAMATH FALLS, OR 97603

Owner's Name and Address

ANN MIGLIACCIO  
3610 GRENADA WAY  
KLAMATH FALLS, OR 97603

Beneficiary's Name and Address

After recording, return to (Name and Address):

JAMES R. MIGLIACCIO  
P.O. BOX 1539  
KLAMATH FALLS, OR 97601

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

JAMES R. MIGLIACCIO  
P.O. BOX 1539  
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, JAMES R. MIGLIACCIO

owner of the real property described below,  
whose address is 1954, 1956, 1958 FREMONT ST.  
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):

LOT 8, BLOCK 35, HOT SPRINGS ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate ANN MIGLIACCIO

whose mailing address, if available, is P.O. BOX 1539  
KLAMATH FALLS, OR 97601

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

(Optional) I designate

whose mailing address, if available, is

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 JULY 13, 2016

*James R. Migliaccio*

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

by James R. Migliaccio

JULY 13<sup>th</sup>, 2016

OFFICIAL SEAL  
VICTOR A GARCIA PENIA  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 475970  
MY COMMISSION EXPIRES FEBRUARY 24, 2017

Notary Public for Oregon

My commission expires February 24, 2017

\*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)).