

2016-011469

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00194324201600114690010016

10/27/2016 11:44:27 AM

Fee: \$42.00

Returned at Counter

McClain, Robert W
10396 RANCHO RD.
LA MESA, CA 91941

Owner's Name and Address

KAREN R. McClain GAVIN A. McClain
10396 RANCHO RD 1272 Tuttle Lane
LA MESA, CA 91941 EL CAJON, CA

Beneficiary's Name and Address

After recording, return to (Name and Address):

McClain, Robert W
10396 RANCHO RD
LA MESA CA 91941

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

McClain, Robert W
10396 RANCHO RD
LA MESA, CA 91941

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, Robert William McClain

owner of the real property described below,
whose address is R. 3513-03300-03300-00 R3513-03300-03400-000
Ferguson MTN Pines 1st AND Ferguson MTN Pines 1st
ADDITION, Block 22, Lot 22 ADDITION, Block 22, Lot 21

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 _____ County, State of Oregon, described as follows (legal description of the property):

PRIMARY

I designate

KAREN R. McClain OR

Secondary

GAVIN A. McClain

whose mailing address, if available, is

10396 RANCHO RD
LA MESA, CA 91941

1272 Tuttle Lane
EL CAJON, CA

as my primary beneficiary* if that person survives me.

(Optional) I designate

GAVIN McClain

whose mailing address, if available, is

1272 Tuttle Lane, EL CAJON CA

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.

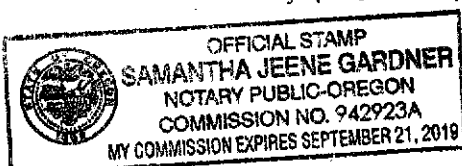
IN WITNESS WHEREOF, the undersigned has executed this instrument on

10-27-16

Robert W. McClain

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 27, 2016
by Robert William McClain



Samantha Gardner
Notary Public for Oregon
My commission expires September 21, 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)).