

2016-011882

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Frances Rose Wiley  
5608 Sturdivant Avenue  
Klamath Falls, OR 97603



00194804201600118820020026

11/07/2016 02:45:13 PM

Fee: \$47.00

GRANTEE NAMES AND ADDRESSES

Vicki Ellen Chabner  
1801 Lakeshore Drive  
Klamath Falls, OR 97601

Beatrice Dawn Rose-Pearson  
PO Box 316  
Cuttan, CA 95534

Bradley Arthur Rose  
480 Elm Avenue  
Chula Vista, CA 91910

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Unchanged

**TRANSFER ON DEATH DEED**

KNOW ALL BY THESE PRESENTS that I, Frances Rose Wiley, owner of the real property described below, whose address is 5608 Sturdivant Avenue, Klamath Falls, Oregon 97603, upon my death do hereby transfer to the beneficiaries designated below, all of my right, interest and title in that certain real property, situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Lot 1 in Block 10 of 1<sup>st</sup> Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I designate:

Vicki Ellen Chabner  
1801 Lakeshore Drive  
Klamath Falls, OR 97601

Beatrice Dawn Rose-  
Pearson  
PO Box 316  
Cuttan, CA 95534

Bradley Arthur Rose  
480 Elm Avenue  
Chula Vista, CA 91910

each as to an undivided one-third interest as tenants in common as my beneficiaries of the above-named property.

Before my death, I have the right to revoke this deed.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING

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 7<sup>th</sup> day of November 2016.

Frances Rose Wiley  
Frances Rose Wiley, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 7<sup>th</sup> day of November, 2016, by Frances Rose Wiley.

Brenda Miller  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-28-18

