

Returned at Counter

2016-012697

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Ada Belle Smith
4518 Crosby Avenue
Klamath Falls, OR 97603



00195774201600126970020020

11/29/2016 03:47:44 PM

Fee: \$47.00

GRANTEE NAMES AND ADDRESSES

Sharon Gail Smith
17032 Haas Avenue
Torrance, CA 90504

Judy Lynne Lukens
1508 Dayton Street
Klamath Falls, OR 97603

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, ADA BELLE SMITH, owner of the real property described below, whose address is 4518 Crosby 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 4,5 and 6 of Block 5, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I designate:

Sharon Gail Smith
17032 Haas Avenue
Torrance, CA 90504

Judy Lynne Lukens
1508 Dayton Street
Klamath Falls, OR 97603

each as to an undivided one-half 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 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 29th day of November, 2016.

Ada Belle Smith
Ada Belle Smith, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 29th day of November, 2016, by Ada Belle Smith.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-20-2019