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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

Amertitle
MTC 1396-11783

2016-013150

Klamath County, Oregon

12/09/2016 02:10:01 PM

Fee: \$47.00

Owner's Name and Address*

Beneficiary's Name and Address*

After recording, return to (Name and Address):

SPACE RESERVED

FOR

RECORDER'S USE

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

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

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, GEORGIA ANN POLLEY-YATES

owner of the real property described below,
whose address is 3232 Homedale Road, Klamath Falls, Oregon 97603

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):

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate LARA MICHELLE POWELL-COTTER AND DAVID EUGENE POLLEY as tenants in common

whose mailing address, if available, is 7918 Leatherstem Lane, Kingswood, Texas 77345

as my primary beneficiary* if that person survives me.

(Optional) I designate _____

whose mailing address, if available, is _____

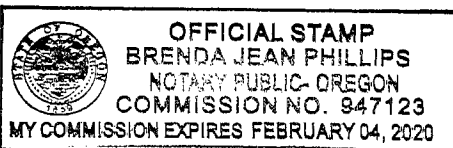
as my alternate beneficiary** if that person survives me.

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 December 5, 2016

Georgia Ann Polley-Yates

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 5, 2016by Georgia Ann Polley-Yates

Notary Public for Oregon

My commission expires _____

*OR Laws 2011, Ch. 212, Sec. 9 states that a designated beneficiary must be identified by name; "a beneficiary designation that identifies beneficiaries only as members of a class is void."
**OR Laws 2011, Ch. 212, Sec. 5(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: OR Laws 2011, Ch. 212, 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 (Sec. 13); (b) Are always revocable (Sec. 6); (c) Must be recorded before death to be effective (Sec. 9(1)(d)), but need not be delivered to designated beneficiaries (Sec. 10(1)); (d) Transfer property without any warranties or covenants of title (Sec. 13(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 (Sec. 13(2)).

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tracts 1 and 2A, HOMEDALE SUBDIVISION, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Tract 2A, said point being on the West boundary of Homedale Road and being North 0 degrees 20' East a distance of 464.0 feet from the Southeast corner of said Tract 2A; thence North 66 degrees 40' West a distance of 481.0 feet; thence North 25 degrees 48' East a distance of 60.0 feet; thence South 74 degrees 37' East a distance of 431.8 feet to the East line of said Tract 2A; thence South 0 degrees 20' West along the East line of said Tract 2A a distance of 130.0 feet, more or less, to the point of beginning.