

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00197901201700005620020021

01/19/2017 02:59:55 PM

Fee: \$47.00

Tommy M. Combs  
128 LEE ST. PO BOX 110  
MIDLAND, OR 97634

Owner's Name and Address

Anita Gail Combs  
128 LEE ST. PO BOX 110  
MIDLAND, OR 97634

Beneficiary's Name and Address

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

Tommy M. Combs  
PO BOX 110  
MIDLAND, OR 97634

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

Tommy M. Combs  
PO BOX 110  
MIDLAND, OR 97634

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, Tommy M. Combs

whose address is 128 Lee St. Midland, OR 97634, owner of the real property described below,

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 Exhibit A

I designate Anita Gail Combs (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is PO Box 110 Midland, OR 97634

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

(Optional) I designate Vernard Martin Combs

whose mailing address, if available, is PO Box 1422 Vernal, UT 84078

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

1-19-17

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Jan. 19, 2017

by Tommy M. Combs



Paula J. Harris  
Notary Public for Oregon

My commission expires DEC 08, 2020

\*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)).

Returned at Counter

(Exhibit A)

2015-002785

Klamath County, Oregon

03/30/2015 01:43:11 PM

Fee: \$47.00

1572387535-MT



After recording return to:  
Tommy M. Combs  
128 Lee Avenue  
Midland, OR 97634

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tommy M. Combs  
128 Lee Avenue  
Midland, OR 97634

File No.: 7021-2387535 (MT)  
Date: February 05, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Rhett P Rodgers**, Grantor, conveys and warrants to **Tommy M. Combs**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 10 in Block 1, Midland Hills Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 20°42'30" East along Jennie Drive 200 feet; thence North 69°17'30" West 94.86 feet to the beginning of a curve to the right; thence along a curve to the right with a radius of 50 feet through a central angle of 25°51'14" for a distance of 22.56 feet to the true point of beginning; thence continuing along said curve through a central angle of 15°33'20" for a distance of 13.57 feet; thence along a curve to the left with a radius of 50 feet through a central angle of 74°06'34" for a distance of 64.66 feet; thence North 11°59'30" West 157.95 feet; thence South 69°17'30" East 156.71 feet to the Northwest corner of the parcel conveyed by deed recorded December 6, 1971 in Volume M71 on page 12771, Microfilm Records of Klamath County, Oregon; thence South 20°42'30" West along the Northwesternly line of said parcel 145.01 feet to the true point of beginning.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$149,999.00**. (Here comply with requirements of ORS 93.030)

F.  
52.00