NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

01/19/2017 02:59:55 PM

Fee: \$47.00

SPACE RESERVED

To 11 Colo
10mmy M. Combs
128 LED ST. PO BOX 110
Owger's Name and Address
Anita Gail Combs
128 LEE ST PO BOX 110
HINANI R 97/634 Beneficiary's Name and Address
After recording, return to (Name and Address)
Tommy M. Combs
Pn Rex 110
MIDLAND, OR 97634
Until requested otherwise, send all tax statements to (Name and Address):
Tommy U. Combs
- 10 Rex 110
LUDLAND, OR 77674
NOTICE TO OWNER: You should carefully read all informat
form must be recorded before your death or it will not be ef

Beneficiary's Name and Address	RECORDER'S USE
After recording, return to (Name and Address):	neconden 3 dae
Jonny M. Combs	
PO B&C 110	
MIDLAM, OR 97634	
Until requested otherwise, send all tax statements to (Name and Address):	
Jonny M. Combs	
POBOX 0 110	
MIDLAND, OR 97674	
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.)	
TRA	NSFER ON DEATH DEED
KNOW ALL BY THESE PRESENTS that I,	lommy U. Combs
whose address is 128 Lee St. Mid	land OR 97L34, owner of the real property described below,
	,
with the tenements, hereditaments and appurtenances the	signated below, all of my right, interest and title in that certain real property, ereunto belonging or in any way appertaining, situated in
See Exhibit	A
I designate Anta Gall Combs	CIENT, CONTINUE DESCRIPTION ON REVERSE)
whose mailing address, if available, is Po_Box_	
as my primary beneficiary* if that person survives me. (Optional) I designate	lartin Combs
whose mailing address, if available, isPb_Bo×	1422 Vernal, UT 84078
as my alternate beneficiary** if that person survives me	ę,

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

STATE OF OREGON, County of Klamatt

This instrument was acknowledged before me on by TOMIMY

Notary Public for Oregon My commission expires

OFFICIAL STAMP
PAULA J HARRIS
NOTARY PUBLIC-OREGON
COMMISSION NO. 956679
MY COMMISSION EXPIRES DECEMBER 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 vold."

**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 survive feror."

that the transferor owns at time of death, may not transfer property to designated beneficiaries with right revocable (93.955): (c) Must be recorded before death to be effective (93.961(1)(d)), but need not be deliv-arranties or coverants of title (93.969(4)), and subject to all debts of the decedent, as well as to all liens, NOTE: ORS 93 provides that Transfer on Death deeds: (a) Transfer only property of survivorship, but may designate shares of ownership (93.969); (b) Are always ered to designated beneficiaries (93.963(1)); (d) Transfer property without any mortgages and conveyances to which the property may be subject (93.969(2)).

(Exhibit A)
15+2387535-MT

2015-002785

Klamath County, Oregon 03/30/2015 01:43:11 PM

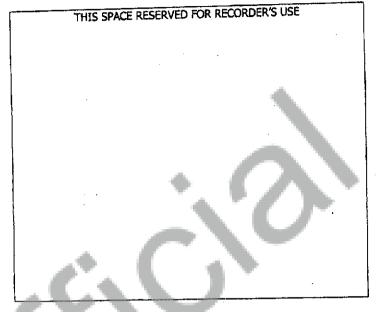
Fee: \$47.00



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



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 angel 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 Northwesterly line of said parcel 145.01 feet to the true point of beginning.

Subject to:

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)

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