

2017-003909

Klamath County, Oregon



04/14/2017 08:15:43 AM

Fee: \$47.00

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

JOHN E. HARRIS  
1857 PORTLAND STREET  
KLAMATH FALLS, OR 97601

Owner's Name and Address

PATRICIA E. DEMPSEY-HARRIS  
1857 PORTLAND STREET  
KLAMATH FALLS, OR 97601

Beneficiary's Name and Address

After recording, return to (Name and Address):

JOHN E. HARRIS  
1857 PORTLAND STREET  
KLAMATH FALLS, OR 97601

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

PATRICIA E. DEMPSEY-HARRIS  
1857 PORTLAND STREET  
KLAMATH FALLS, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

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, JOHN E. HARRIS

owner of the real property described below,  
whose address is 1857 PORTLAND STREET, KLAMATH FALLS, OR 97601

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 ATTACHMENT

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate PATRICIA E. DEMPSEY-HARRIS

whose mailing address, if available, is 1857 PORTLAND STREET, KLAMATH FALLS, OR 97601

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.

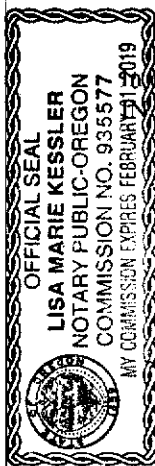
WITNESS WHEREOF, the undersigned has executed this instrument on

John E. Harris

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 13, 2017  
by John E. Harris

Lisa M Kessler  
Notary Public for Oregon  
My commission expires February 1, 2019



\*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)).



70780

### STATUTORY WARRANTY DEED

JACK L. DEMPSEY

conveys and warrants to JOHN E. HARRIS Grantor, \_\_\_\_\_ Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 23 IN BLOCK 29 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON,

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 55,000.00 (Have comply with the requirements of ORS 93.030)

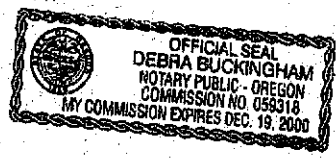
Dated this 01 day of December 19 98

JACK L. DEMPSEY

STATE OF OREGON  
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 01st day of December 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JACK L. DEMPSEY

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon.  
My Commission expires 12-19-2000

Title Order No. K-53105  
Escrow No. K53105D

After recording return to:  
JOHN E. HARRIS  
1857 PORTLAND STREET  
KLAMATH FALLS, OR 97601  
Name, Address, Zip

Until a charge is requested all tax statement shall be sent to the following address:  
JOHN E. HARRIS  
1857 PORTLAND STREET  
KLAMATH FALLS, OR 97601  
Name, Address, Zip

STATE OF OREGON  
County of Klamath ss.  
Filed for record at request of:  
First American Title  
on this 2nd day of December A.D. 1998  
at 3:30 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 44143  
Bernetha G. Letsch, County Clerk  
By Kathleen Rose  
Fee. \$30.00 Deputy

30