

Returned at Counter

2017-006795
Klamath County, Oregon



00205567201700067950010010

06/21/2017 02:40:37 PM

Fee: \$42.00

After recording, return to:
Brandsness, Brandsness & Rudd,
P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Robert G. Baker, Jr.
4719 Clinton Avenue
Klamath Falls, OR 97603

Owner(s) Making this Deed:

Opal V. Kazarian
1438 Patterson
Klamath Falls, OR 97603

Designated Beneficiary(ies)

Robert G. Baker, Jr.
4719 Clinton Avenue
Klamath Falls, OR 97603

TRANSFER ON DEATH DEED
(ORS 93.948 TO ORS 93.979)

KNOW ALL MEN BY THESE PRESENTS that I, Opal V. Kazarian, whose address is 1438 Patterson, Klamath Falls, OR 97603, owner of the real property described below, upon my death do hereby transfer to the beneficiary described below, all of my right, interest and title in that certain real property situated in Klamath County, Oregon, described as follows:

Lot 12 in Block 2 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM the North 64.4 feet, ALSO EXCEPTING THEREFROM the South 5 feet.

The true and actual consideration for this conveyance is estate planning.

I designate Robert G. Baker, Jr., whose mailing address is 4719 Clinton Avenue, Klamath Falls, OR 97603, as my primary beneficiary if that person survives me.

Before my death I have the right to revoke this deed.

In construing this instrument, where the context so requires, the singular includes the plural.

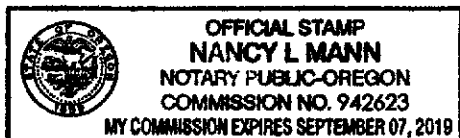
IN WITNESS WHEREOF the undersigned has signed this instrument this 20 day of June, 2017.

Robert G. Baker, Jr. ATTORNEY IN FACT

Robert G. Baker, Jr., Attorney in Fact for
Opal V. Kazarian, Owner/Grantor, under
Power of Attorney dated January 26, 2005,
recorded as Instrument #2017-006761,
Real Property Records for Klamath County, Oregon

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared before me this 20 day of June, 2017, Robert G. Baker, Jr., Attorney in Fact for Opal V. Kazarian, Grantor, under Power of Attorney dated January 26, 2005, recorded as Instrument #2017-006761, Real Property Records for Klamath County, Oregon, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Nancy L. Mann
Notary Public for Oregon
My Commission expires: 9-7-19