

2017-009285

Klamath County, Oregon

08/17/2017 09:13:00 AM

Fee: \$52.00

**Grantor Name and Address:**

EMILY A. FERTIG  
4709 MEADOW LANE  
BOZEMAN, MT 59715

**Grantee Beneficiary Name and Address:**

LEYNA KINGMAN  
1227 MOSSMAN DRIVE  
BILLINGS, MT 59105

**After recording, return to:**

EMILY A. FERTIG  
4709 MEADOW LANE  
BOZEMAN, MT 59715

**Until requested otherwise, send all tax statements to:**

EMILY A. FERTIG  
4709 MEADOW LANE  
BOZEMAN, MT 59715

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**TRANSFER ON DEATH DEED**

**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.**

EMILY A. FERTIG, a single woman, whose address is 4709 Meadow Lane, Bozeman, MT 59715 (referred to herein as "Grantor"), hereby releases and quitclaims, **effective on the death of Grantor**, to LEYNA KINGMAN, whose address is 1227 Mossman Drive, Billings, MT 59105 (referred to herein as "Grantee Beneficiary"), **provided such Grantee Beneficiary survives the death of Grantor**, all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: Vacant land

EXCEPTIONS of record on file with the County of Klamath, Oregon.

**BEFORE MY DEATH I HAVE THE RIGHT TO REVOKE THIS DEED.**

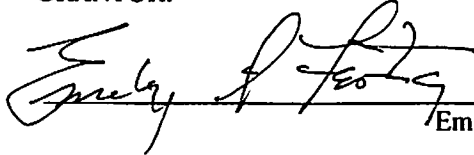
The true consideration for this conveyance is: NONE

Dated: 8/4/17

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO

195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR:

  
Emily A. Fertig

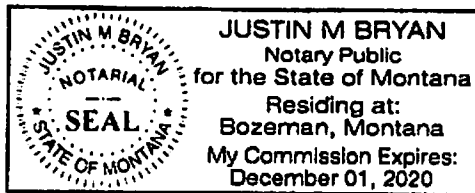
STATE OF Montana )  
COUNTY OF Gallatin ) ss.

This instrument was acknowledged before me on August 4, 2017, by Emily A. Fertig.

[Affix Notary Seal]

  
SIGNATURE OF NOTARY PUBLIC

My commission expires: December 1, 2020



**EXHIBIT A**

**Legal Description**

**E 1/2 E 1/2 SW 1/4 SW 1/4 of Section 36, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*