

2018-004372

Klamath County, Oregon



00220463201800043720020020

04/10/2018 01:29:06 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Robert Beach
2210 Dixon
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Robert Beach
2210 Dixon
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, Robert Beach, owner of the real property described below, whose address is 2210 Dixon, Klamath Falls, Oregon 97601, upon my death do hereby transfer to the beneficiaries designated below, all of my right, interest and title in that certain real property, situated in Klamath County, State of Oregon, legally described below:

Lot 12, Block 3, DIXON ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all the rights and privileges granted to the grantor above named by the terms and provisions of that certain Indenture between Carl C. Gorder & Georgietta S. Gorder, husband and wife, and Charles W. Howry & Rhena B. Howry, husband & wife, dated March 30, 1948, recorded June 2, 1950, in Deed Volume 239, Page 266, records of Klamath County, Oregon, affecting an interest in Lot 11, Block 3, Dixon Addition to the City of Klamath Falls, Oregon.

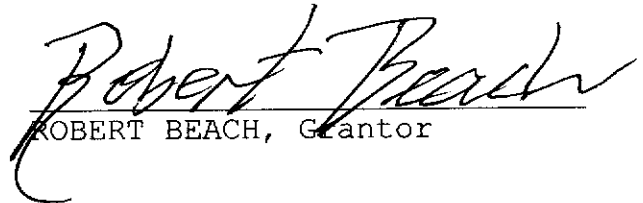
I designate Dan Robert Beach, whose mailing address, if available, is, 9144 Arant Road, Klamath Falls, Oregon 97603, Michael Vivian Beach, whose mailing address, if available, is, 2210 Dixon, Klamath Falls, Oregon 97601 and Cheryl Lynn Borgman, whose mailing address, if available, is, 3071 Hendricks Hill, Eugene, Oregon 97403, as my beneficiaries in equal shares as tenants in common regarding the above named property if these individuals survive me.

Returned at Counter

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

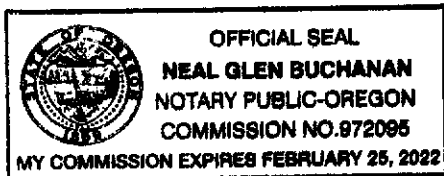
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010.

Dated the 9th day of April, 2018.


ROBERT BEACH, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 9th day of April, 2018, by ROBERT BEACH.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-25-22