

2018-007214

Klamath County, Oregon



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06/14/2018 03:56:44 PM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

Madlyn S. Neely  
10703 Vincent Drive  
Klamath Falls, Oregon 97603

BENEFICIARY NAMES AND ADDRESSES

Heather R. Tyler  
10110 Wright Avenue  
Klamath Falls, Oregon 97603

Brian N. Neely Jr.  
997 Coral Ridge Circle  
Rodeo, California 94572

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

Unchanged

**TRANSFER ON DEATH DEED**

KNOW ALL BY THESE PRESENTS that I, MADLYN S. NEELY, owner of the real property described below, whose address is 10703 Vincent Drive, Klamath Falls, Oregon 97603, 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:

Unit 10703 (Vincent Drive), Tract 1365 - FALCON HEIGHTS  
CONDOMINIUMS STAGE 2, according to the official plat  
thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Map#: R-3909-03400-8003

Parcel: R885960

I designate **Heather Tyler**, whose mailing address, if available, is, 10110 Wright Avenue, Klamath Falls, Oregon 97603, and **Brian N. Neely Jr.**, whose mailing address is 997 Coral Ridge Circle, Rodeo, California 94572, as my beneficiaries in equal shares as tenants in common regarding the above named property if these individuals survive me.

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

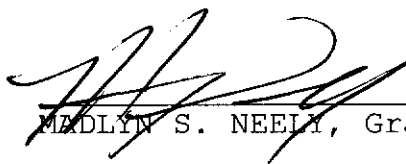
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS

Returned at Counter

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 25 day of MAY, 2018.



  
MADLYN S. NEELY, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 25 day of May, 2018, by MADLYN S. NEELY.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 02/07/2021