

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS



MTC 1396-12015

2018-014553

Klamath County, Oregon

12/04/2018 02:02:01 PM

Fee: \$87.00

Owner's Name and Address

Beneficiary's Name and Address

After recording, return to (Name and Address):

RINA J. THORNTON Now RINA J. Guerrero  
4212 Homedale Road  
Klamath Falls, Or 97603

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

No change

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, RINA J. THORNTON NOW KNOWN AS RINA J. GUERRERO

, owner of the real property described below,  
whose address is 4212 Homedale Road, Klamath Falls or 97603

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 ATTACHED EXHIBIT "A" MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Shane Anthony Thornton, Monique Angelina Adams and Rainie Amber Gilford  
as tenants in common

whose mailing address, if available, is 4212 Homedale Road, Klamath Falls, Or 97603

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:

AMERITITLE has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on December 4, 2018

Rina J. Thornton

Rina J. Thornton

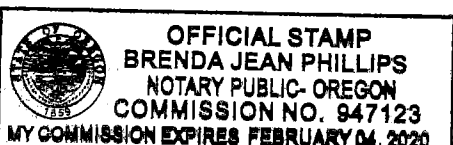
Rina J. Guerrero

Rina J. Guerrero

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 4, 2018

by Rina J. Thornton now Rina J. Guerrero



Notary Public for Oregon

My commission expires 2-4-2020

\*ORS 93.953(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)).

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land situated in the N1/2 NE1/4 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows

Beginning at the point of intersection of the Southerly line of the U S B R No 1-C-3-B Drain as described in Volume 99 at page 167, Klamath County Deed Records, and the centerline of Homedale Road, a county road, said point being South 00° 26' 00" East 50 00 feet from the SE1/16 corner of said Section 11, thence South 00° 26' 00" East, along the centerline of said Homedale Road, 73 40 feet, thence South 88° 53' 24" West 30 00 feet to the Westerly right of way line of said line of said Homedale Road, thence continuing South 88° 53' 24" West, along a chain link fence and it's extension, 150 00 feet, thence North 00° 26' 00" West 78 82 feet to the Southerly line of said drain, thence along said drain South 89° 23' 04" East 150 01 feet to the Westerly right of way line of said Homedale Road, thence continuing South 89° 23' 04" East 30 01 feet to the point of beginning

**PARCEL 2**

Beginning at a point on the West line of Homedale Road which bears South 00° 31' 50" East 95 22 feet from the intersection of said West line with the South line of the USBR 1-C-3-B Drain, thence South 88° 46' 57" West 50 63 feet, thence 57.21 feet on the arc of a 500 00 foot radius curve to the left, said curve having a long chord which bears South 85° 30' 18" West 57 17 feet and a delta angle of 6° 33' 19", thence 68 42 feet on the arc of a 500 00 foot radius curve to the right, said curve having a long chord which bears South 86° 08' 50" West 68 36 feet and a delta angle of 7° 50' 24", thence North 89° 55' 58" West 95 05 feet, thence North 00° 03' 08" East 108 18 feet to the South line of the USBR 1-C-3-B Drain, thence along said South line South 89° 29' 31" East 120 05 feet, thence leaving said South line South 00° 32' 20" West 78 82 feet, thence North 88° 46' 57" East 150 00 feet to a point on the West line of Homedale Road, thence South along said West line to the point of beginning