

2018-014673

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS**

Edward A. Fallon III  
4429 El Cerrito Way  
Klamath Falls, Oregon 97603



00232930201800146730020029

12/06/2018 03:51:28 PM

Fee: \$87.00

**BENEFICIARY NAME AND ADDRESS**

Tracie Lynn Fallon  
4429 El Cerrito Way  
Klamath Falls, Oregon 97603

**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, **EDWARD A. FALLON III**, owner of the real property described below, whose address is 4429 El Cerrito Way, Klamath Falls, Oregon 97603, upon my death do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property legally described as follows, to-wit:

LOT 12, BLOCK 1, OF TRACT NUMBER 1116 SUNSET EAST, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

I designate **TRACIE LYNN FALLON**, whose mailing address, if available, is 4429 El Cerrito Way, Klamath Falls, Oregon 97603, as my beneficiary regarding the above named property if she survives 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 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,

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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 6<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
**EDWARD A. FALLON III, Grantor**

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 6<sup>th</sup> day of December, 2018, by **EDWARD A. FALLON III.**



  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-20-19