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NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2018-014777

Klamath County, Oregon



00233046201800147770010010

12/10/2018 11:47:23 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Owner's Name and Address

Beneficiary's Name and Address

After recording, return to (Name and Address):

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

Same Address

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, Russell Edward Nelson

, owner of the real property described below,

 whose address is 3007 Raymond St
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):

Lot 3, Block 1 First Addition to Valley View
Code 041 MAP 3909-012BB TL 08290
Key #560217

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Susan Enola Dey
 whose mailing address, if available, is 3007 Raymond St Klamath Falls
Oregon 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:

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 10, 2018
Russell Edward Nelson
STATE OF OREGON, County of Klamath ss.
 This instrument was acknowledged before me on December 10, 2018
 by Russell Edward Nelson


Notary Public for Oregon

My commission expires February 1, 2019

*ORS 93.961(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)).

Returned at Counter