

2019-001922

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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03/01/2019 01:17:07 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

JAMES & CATHERINE GEORGE
5409 BARTLETT AVE
KLAMATH FALLS OR 97603

Owner's Name and Address

JIMMY TRAN & YING LIAO
5581 BARTLETT AVE
KLAMATH FALLS OR 97603

Beneficiary's Name and Address

After recording, return to (Name and Address):

5581 BARTLETT AVE
KLAMATH FALLS OR 97603
JIMMY & TRAN & YING LIAO

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

JAMES & CATHERINE GEORGE
5409 BARTLETT AVE
KLAMATH FALLS OR 97603

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, JAMES & CATHERINE GEORGE

, owner of the real property described below,
whose address is 5409 BARTLETT AVE
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):

AT 5409 BARTLETT AVE. KLAMATH FALLS OR 97603
LOT 1 BLOCK 1 TRACT NO 1088 FERNDALE
FERNDALE BLOCK 1 - LOT 1
CODE 62 MAP 3909-014AA TLOC 200 - KEY 569018

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate JIMMY TRAN AND YING LIAO

whose mailing address, if available, is 5581 BARTLETT AVE 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:

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on 2-22-19

Catherine George
James W. George

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 02/22/19
by James and Catherine George



OFFICIAL STAMP
REBECCA LYNN MACKEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 947998
MY COMMISSION EXPIRES MARCH 24, 2020

Rebecca Lynn Mackey
Notary Public for Oregon

My commission expires 3/24/20

*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