

2019-002523

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Nancy C. Fowler
7802 Hwy 39
Klamath Falls, Oregon 97603



00237143201900025230010014

03/19/2019 01:55:46 PM

Fee: \$82.00

GRANTEES NAMES AND ADDRESSES

James Albert Fowler
7110 O'Connor Road
Klamath Falls, Oregon 97603

Nancy Bernadene Fowler
3541 Bristol Avenue
Klamath Falls, OR 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, **NANCY C. FOWLER**, owner of the real property described below, whose address is 7802 Hwy 39, Klamath Falls, Oregon 97603, upon my death do hereby transfer to the beneficiaries **JAMES ALBERT FOWLER and NANCY BERNADENE FOWLER** each as to an undivided one-half interest as tenants-in-common designated below, all of my right, interest and title in that certain real property;

Lots 17, HENLEY, according to the official plat thereof
on file in the office of the Clerk of Klamath County, Oregon

I designate **JAMES ALBERT FOWLER**, whose mailing address, if available, is 7110 O'Connor Road, Klamath Falls, Oregon 97603, and **NANCY BERNADENE FOWLER**, whose mailing address is 3541 Bristol Avenue, Klamath Falls, Oregon 97603, each as to an undivided one-half interest as tenants in common as my beneficiaries regarding the above named property if they 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, 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 19th day of March, 2019.

Nancy C. Fowler
NANCY C. FOWLER, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 19th day of March, 2019, by **NANCY C. FOWLER**.

Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-18-22

