

2019-002741

Klamath County, Oregon



00237419201900027410050056

03/22/2019 01:12:23 PM

Fee: \$102.00

Return to:  
Willing Deeds  
8940 Main Street, Suite 2  
Clarence, NY 14031

Mail Tax Statements:  
No Change

**TRANSFER ON DEATH DEED**

(ORS 93.948 to 93.979)

**NOTICE TO OWNERS**

You should carefully read all information on this deed. This deed must be recorded before your death or it will not be effective.

Returned at Counter

**Owners Making this Deed**

Roger Miles Lamb

and Juliana Marie Lamb

a married couple whose address is 1371 Pine Grove Road, Klamath Falls, OR 97603.

**Property Description**

Legal Description: See Exhibit A

Property Address: 1371 Pine Grove Road, Klamath Falls, OR 97603, Klamath County

**Beneficiaries**

Each of us designates the other as primary beneficiary to receive our respective interest in the property upon the death of the first of us.

Together, we designate the following alternate beneficiaries to receive our individual and collective interests in the property upon the death of the survivor among us or upon our simultaneous deaths:

Tyson Ray Lamb

Stefanie Nicole Lamb

Eric Logan Lamb

**Transfer on Death**

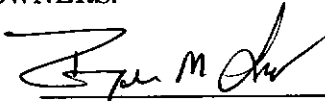
At the death of the survivor among us, or at our simultaneous deaths, we transfer the property to the beneficiaries of this deed, as set forth above.

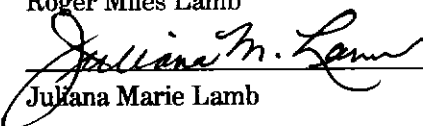
**[SIGNATURE PAGE FOLLOWS]**

Unofficial  
Copy

**Signatures of Owners Making this Deed**

OWNERS:

  
Roger Miles Lamb

  
Juliana Marie Lamb

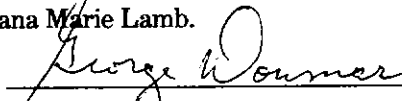
3/22/2019  
Date

3-22-2019  
Date

**Acknowledgement**

STATE OF Oregon  
COUNTY OF Klamath

This instrument was acknowledged before me on the date set forth below by Roger Miles Lamb and Juliana Marie Lamb.

  
Notary Signature

George Doumar Notary Public  
Printed Name and Title

March 22, 2019  
Date

April 11, 2021  
Commission expiration date





102172MS

Exhibit A

THIS SPACE RESERVED FOR RECORDER'S USE

2014-012188

Klamath County, Oregon

11/21/2014 03:43:16 PM

Fee: \$47.00

After recording return to:

Roger M. Lamb

3323 Beam Drive

Las Vegas, NV 89139

Until a change is requested all tax statements shall be sent to the following address:

Roger M. Lamb

3323 Beam Drive

Las Vegas, NV 89139

Escrow No. MT102172MS

Title No. 0102172

SWD r.020212

### STATUTORY WARRANTY DEED

**Andrew W. Padgett and Kellie L. Padgett, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Roger M. Lamb and Juliana M. Lamb, as tenants by the entirety,**

Grantee(s), the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 7 in Block 1 of TRACT 1135, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


The true and actual consideration for this conveyance is \$305,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

4700

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

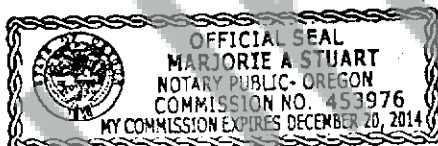
Dated this 20<sup>th</sup> day of NOV, 2014

  
Andrew W. Padgett

  
Kellie L. Padgett

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 11/20, 2014 by Andrew W. Padgett and Kellie L. Padgett.



  
(Notary Public for Oregon)

My commission expires 12/20/14