

2019-004000

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00238899201900040000020022

04/15/2019 11:47:29 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Kathleen Whipple
5068 Dodge Rd.
White City, OR 97503

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

DAVID MAYES
4511 W. Jefferson Rd
Klamath Falls, OR 97601

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

Same as Grantor

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that *Kathleen Whipple*

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

DAVID MAYES

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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 property):

Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ *18,000.00*.[Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☒ part of the ☐ the whole (indicate which) consideration.[Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on *4-12-2019*; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Kathleen Whipple

STATE OF OREGON, County of *Klamath*

This instrument was acknowledged before me on *April 12th 2019* ss.

by *Kathleen Ruth Whipple*

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
 DEBORAH TORRIE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 981489
 My Commission Expires April 30, 2021

Deborah Torrie

Notary Public for Oregon

My commission expires *April 30th 2021*

2016-003802

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00185067201600038020010017

04/14/2016 02:41:48 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Owner's Name and Address
Bruce E. Brink
2447 Dawson Ave
Klamath Falls, Or 97601

Beneficiary's Name and Address
Kathleen R. Whipple
4988 Weyerhaeuser Rd #1
Klamath Falls, Or 97603

After recording, return to (Name and Address):
Bruce Brink
2447 Dawson Ave
Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name and Address):
Bruce Brink
2447 Dawson Ave
Klamath Falls, Or 97601

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, Bruce Brink

owner of the real property described below,
 whose address is 2447 Dawson Ave Klamath Falls, Or 97601

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):

Vacated Lot 1 and the South 60 feet of vacated Lot 21 of Block 40, WEST KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

AND the N 1/2 of the portion of vacated Holiday Drive adjacent to Lots 21 and 1 in Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

To Include Mobile Home Serial # 5132 X 67652
1972 Broadmoor 14 x 60 K 175

I designate Kathleen R. Whipple (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is 4988 Weyerhaeuser Rd #1
Klamath Falls, Or 97603

as my primary beneficiary* if that person survives me.
 (Optional) I designate N/A

whose mailing address, if available, is N/A

as my alternate beneficiary** if that person survives me.
 Before my death, I have the right to revoke this deed.
 (Optional) SPECIAL TERMS:

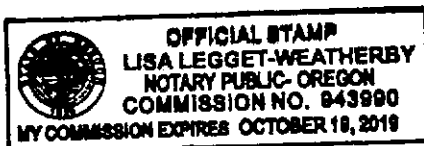
In construing this instrument, where the context so requires, the singular includes the plural.
 IN WITNESS WHEREOF, the undersigned has executed this instrument on 1-21-16

Bruce Brink

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 21, 2016

by Bruce Brink



Lisa Legget-Weatherby
 Notary Public for Oregon
 My commission expires 10/19/19

*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)).