

2019-006651

Klamath County, Oregon



06/13/2019 01:08:22 PM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

Sharon D. McVay
926 Loma Linda Drive
Klamath Falls, Oregon 97601

BENEFICIARY NAMES AND ADDRESSES

Stephanie Ann McVay
10106 Wright Avenue
Klamath Falls, Oregon 97603
Elice Marie (McVay) Erdmann
11305 NW 34th Avenue
Vancouver, Washington 98685-3440

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Unchanged

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, **SHARON D. MCVAY**, owner of the real property described below, whose address is 926 Loma Linda Drive, Klamath Falls, Oregon 97601, upon my death do hereby transfer to the beneficiaries designated below, all of my right, interest and title in that certain real property as follows, to-wit:

Lot 31 LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS AND EXCEPTING the following described portion:

Beginning at the Northeast corner of said Lot 31; thence South 0°40' West along the Easterly line of said Lot, a distance of 86.23 feet to the Southeasterly corner of that certain parcel described in Deed from John F. Glubrecht and Leah B. Glubrecht to Floyd E. Holt and Mary M. Holt, dated March 24, 1961, recorded March 28, 1961, in Volume 328 page 237, Deed records of Klamath County, Oregon; thence South 68°45' West, parallel with the Northerly line of said Lot 31, to the Westerly line of said Lot, said point being on the Easterly line of Loma Linda Drive; thence Northwesterly, along the Westerly line of said Lot, to the Northwesterly corner thereof; thence North 68°45' East along the Northerly line of said Lot 31, a distance of 145.5 feet to the point of beginning.

I designate **STEPHANIE ANN MCVAY**, whose mailing address, if available, is 10106 Wright Avenue, Klamath Falls, Oregon 97603 as to an undivided **two-thirds (2/3)** interest as a tenant in common with **ELICE MARIE (MCVAY) ERDMANN**, whose mailing address, if available, is 11305 NW 34th Avenue, Vancouver, Washington 98685-3440 as to an undivided **one-third (1/3)** interest as my beneficiaries regarding the above named property if they

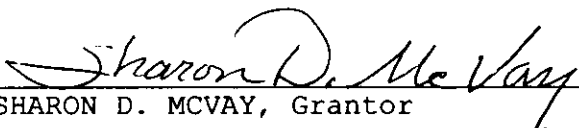
Returned at Counter

survive 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 13th day of June, 2019.


SHARON D. MCVAY, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 13th day of June, 2019, by SHARON D. MCVAY.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-7-23