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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2019-011129

Klamath County, Oregon



00247565201900111290010017

09/24/2019 09:35:17 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Owner's Name and Address

Jimmie C Thomas and
Peggy A Thomas
222 N. Rodgers St.
(1) Lori A Porter (dgt)
(2) Gregory J. Thomas son
dgt 2218 Debbie/son 222 N. Rodgers
KF Beneficiary's Name and Address KF

After recording, return to (Name and Address):

Same as above for
Jimmie C Thomas 222
N. Rodgers St. City 97601

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

Same as above

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

I KNOW ALL BY THESE PRESENTS that I, Jimmie C and Peggy A Thomas, husband and wife, upon our deaths designate our home & property, owner of the real property described below, whose address is 222 N. Rodgers St, 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 Falls, OR - Klamath County, State of Oregon, described as follows (legal description of the property):

Riverside Code: 001
PCL: 101
Block-18-162 map: 3809-0320B-03900
Acres: 0.13
Sites: 222 N. Rodgers St, City

act #
610832

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate our son, Gregory J. Thomas and our dgt Lori A Porter (executor, and will) equal, whose mailing address, if available, is owner ship for our home & property located @ 222 N. Rodgers St, Klamath Falls, OR

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 the event that circumstances warrant a change in the terms above.

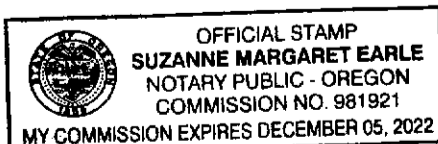
In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on September 23, 2019

x Jimmie C Thomas
Peggy A Thomas

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 23, 2019
by Jimmie C Thomas Peggy A Thomas



Suzanne Margaret Earle
Notary Public for Oregon
My commission expires Dec 05, 2022

*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 Peggy Thomas