

2019-011130

Klamath County, Oregon



00247566201900111300010014

09/24/2019 09:35:23 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Jimmie C. & Peggy A Thomas
222 N. Rodgers St.
Klamath Falls, OR 97601
Owner's Name and Address
(1) Lori A Porter (dgt)
(2) Gregory J. Thomas (son)
dgt 2218 Debbie Dr. (son) 222 N. Rodgers
City

After recording, return to (Name and Address):
Jimmie C. & Peggy A Thomas
222 N. Rodgers St.
Klamath Falls, OR 97601

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

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, Jimmie C. Thomas and Peggy A. Thomas, owner of the real property described below, whose address is 222 North 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-Lot 1 map: 3809-032CB-04000
Acre: 0.14 Account # 610823

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate our son Gregory J. Thomas and our dgt Lori A Porter, executord, jointly, equal, whose mailing address, if available, is ownership for our adjoining lot located on 222 N. Rodgers St., Klamath Falls, OR 97601 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, it

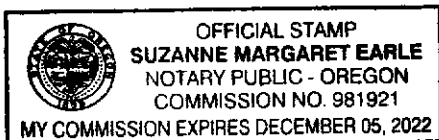
In construing this instrument, where the context so requires, the singular includes the plural.

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

X [Signature]
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)).