

2019-011131

Klamath County, Oregon



00247567201900111310020028

09/24/2019 09:35:26 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Jimmie C and Peggy
 A Thomas - 222 N
 Rodgers St City 97601
 Owner's Name and Address
 Jeffrey A Thomas (son)
 9033 Shady Pine Rd
 Klamath Falls, OR 97601
 Beneficiary's Name and Address

After recording, return to (Name and Address): Jim and
 Peg Thomas 222
 N. Rodgers - 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 living at 222 N Rodgers City
 own the house and property at, owner of the real property described below,
 whose address is 9033 Shady Pine Rd, 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 North
 Klamath County, State of Oregon, described as follows (legal description of the property):

SEE Legal Code: 183
 Description PCL: 401
 Exhibit "A" Map: 3709-031AC-00700
 Attached Acres: 1.41 Account # 379922

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Jeffrey A Thomas, living
 on our property at 9033 Shady Pine Road
 whose mailing address, if available, is Klamath Falls, OR 97601 full
 ownership upon our deaths.

as my primary beneficiary* if that person survives me.

(Optional) I designate Carol A. Foster, daughter of our
 will, to advise or help her brother in
 whose mailing address, if available, is the ownership of this property.
 Carol's address 2718 Debbie Drive, Klamath
 Falls, OR 97601

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, I

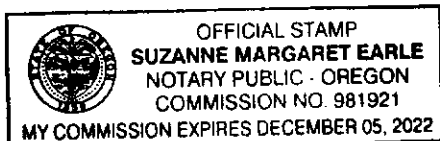
In construing this instrument, where the context so requires, the singular includes the plural.

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)).

Legal Description
Exhibit "A"

Beginning at the quarter corner common
to Sections 31 and 32, Township 37
South, Range 9 East of the Willamette
Meridian; thence North $89^{\circ}49'$ West
1444.55 feet; thence North $10^{\circ}10'$ East 420

feet to the Southeast
corner of the herein described property;
thence North $10^{\circ}10'$ East 100 feet; thence
North $89^{\circ}49'$ West 602 feet more
or less to a point on the Easterly
right of way of the Dallas-California
Highway; thence Southerly along the
Easterly right of way line of the
Dallas-California Highway 106 feet
more or less to point which is North
 $89^{\circ}49'$ West of the point of beginning,
thence South $89^{\circ}49'$ East 630
feet more or less to the point
of beginning, being all a part
of Section 31, Township 37 South,
Range 9 East of the Willamette
Meridian.