

2019-011316

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD.



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09/27/2019 03:44:34 PM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Wilma K South
3320 Quarry St.
Klamath Falls OR 97601

Owner's Name and Address

Beneficiary's Name and Address

After recording, return to (Name and Address):

Wilma K South
3320 Quarry St.
Klamath Falls OR 97601

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

Wilma K South
3320 Quarry St.
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, Wilma South

whose address is 3320 Quarry St., owner of the real property described below,

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):

TWP38 Range 9 Block-Sec 19 Lot-Por NE4SE4 - See Legal Description Attached Exhibit A
TWP39 Rnge 13 Block-Sec 2 Lot-E2E2 NE4 NE4
Railroad Addition Block-4 Lot 6A 6B 7A

Chelsea Block-25 Lot 9Chelsea Block-25 Lot 4 Thru 8Altamont Acres Block 5 Lot-10-Por - See Legal Description Attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Leah South & Levi South

whose mailing address, if available, is 315 Montgomery St SE Albany OR 97321

Levi South - 5546 Balson Dr. 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 construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on Sept 27 ^{W9} 2019Wilma SouthSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Sept 27, 2019by Wilma South

Notary Public for Oregon

My commission expires Dec 08, 2020

*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)).

Exhibit A Legal description

16510 A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 19 Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows

Beginning at a point on the South line of Chelsea Addition to the City of Klamath Falls Oregon, said point being the intersection of said South line and the southerly prolongation of the westerly right of way line of Quarry Street; thence West 120.0 feet along said South line; Thence S. 00°06'00" W. 50.00 feet Thence East 120.00 feet along a line parallel with and 50 feet southerly from the South line of Chelsea Addition, to the westerly right of way line of Quarry Street, thence N. 00°06'00" E. 50.00 feet to the point of beginning

16430

LOT 10 Block 5 ALAMONT Acres according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, except that portion conveyed to Klamath County by deed recorded July 1 1988 in Volume M 88, page 10308 microfilm records of Klamath County, Oregon, described as follows:

A Tract of land being a portion of Lot 10 Block 5 of Alamont Acres also being in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 10 Township 39 South, Range 9 East of Willamette Meridian, Klamath County, Oregon, more particularly described as follows

Beginning at the Southwest corner of said Lot 10 at the intersection of Alamont Drive and Onyx Avenue rights-of-way; Thence Northerly, along said Alamont drive right of way line of Onyx ~~Thence Southeasterly to a point on the right of way line 10.00 feet Thence Southeasterly to a point on the North right of way line of Onyx Avenue 60.00 feet Easterly of the South West corner of said Lot 10 (point of beginning). Thence~~

Exhibit A legal Description continued

Westerly 60.00 Feet To The point of beginning