

2020-005346

Klamath County, Oregon



00258421202000053460020020

04/28/2020 10:25:54 AM

Fee: \$87.00

Information Required by Statute:

Type of Instrument: **TRANSFER ON DEATH DEED**

Grantor: Gary L. Grimes

Designated Beneficiaries: Taylor S. Grimes, an undivided 1/2 interest and
Renelle L.. Taylor, an undivided 1/2 interest

True and Actual Consideration: Consists of other value given.

Until a change is requested,
all tax statements shall be sent to:

After recording return to:

No change

Stark and Hammack, P.C.
100 E. Main St., Suite M
Medford, OR. 97501

=====

TRANSFER ON DEATH DEED
(ORS 93.948-93.979)

Gary L. Grimes, Grantor, hereby designates to my son **Taylor L. Grimes**, an undivided 1/2 interest, to my daughter **Renelle L. Taylor**, an undivided 1/2 interest, as tenants in common. The Designated Beneficiaries are to receive, upon Grantor's death, all of Grantor's right, title and interest in and to that certain parcel of real property, and all improvements thereon, located at the common street address of: Klamath County, Oregon, the legal description is as follows:

ALL OF THE GRANTORS UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

W1/2SW1/4, S1/2SW1/4NW1/4 and the S1/2W1/2SW1/4NW1/4 of Section 26, and NE1/4 SE1/4 and E1/2E1/2SE1/4SE1/4 of Section 27, Twp. 33 S. R. 71/2 E.W.M., Klamath County, Oregon, EXCEPT portion conveyed to Frank Cluster et ux by deed recorded in Vol. 198 at page 365 and portion conveyed to State Highway Commission by instrument recorded in Vol. 101 at page 168, all Deed Records of Klamath County, Oregon.

SUBJECT TO:

All matters of Record. If any monetary encumbrance exists against this property at the time of Grantor's death, the Designated Beneficiaries shall receive the property subject to such obligation and encumbrance, and shall assume and pay the same according to the terms thereof, and shall indemnify the Grantor's estate, and Grantor's other heirs, assigns, personal

representatives and trustees, against any loss, claim or demand arising from any such obligation or encumbrance.

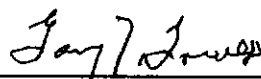
The true consideration for this conveyance is a father's love and affection for his children and other valuable consideration. There is no monetary consideration for this conveyance.

In the event the Beneficiaries do not survive the Grantor, the Beneficiaries' interest hereunder shall lapse and be void, and the fee title shall remain vested in the Grantor, or be vested in the estate of Grantor.

Grantor reserves and retains during his lifetime the right to revoke this conveyance in the manner allowed by Oregon law.

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, 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

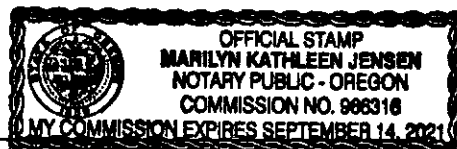
Dated this 16 day of April, 2020



Gary L. Grimes

STATE OF OREGON)
)
County of Jackson) ss.

Personally appeared the above-named Gary L. Grimes, and acknowledged the foregoing instrument this 16 day of April, 2020.



Notary Public for Oregon