

**2020-009966**

**Klamath County, Oregon**

08/11/2020 03:35:59 PM

Fee: \$87.00

Information Required by Statute:

Type of Instrument:

**TRANSFER ON DEATH DEED**

**Grantor:**

Krista M. Haas, a single woman

**Designated Beneficiary:**

Mike Leonard, a single man

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

**After recording return to:**

Stark and Hammack, P.C.

NO CHANGE

100 E. Main St., Suite M  
Medford, OR. 97501

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**TRANSFER ON DEATH DEED**  
**(ORS 93.948-93.979)**

**Krista M. Haas**, a single woman, Grantor, hereby designates **Mike Leonard**, a single man, Designated Beneficiary, 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: 5808 Denver Ave., Klamath Falls, Klamath County, Oregon, and more particularly described by the legal description as follows:

**LOT 36 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk 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 Beneficiary 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 zero \$0.00, but is based on other good and valuable consideration

In the event the Beneficiary does not survive the Grantor, the Beneficiary's 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 her lifetime the right to revoke this conveyance in the manner allowed by Oregon law.

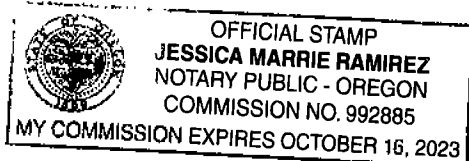
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

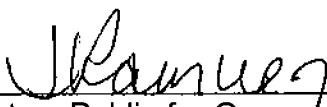
Dated this 7<sup>th</sup> day of August, 2020

  
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**Krista M. Haas**

STATE OF OREGON       )  
                                  )  
County of Jackson     )       ss.

Personally appeared the above-named **Krista M. Haas**, and acknowledged the foregoing instrument this 7<sup>th</sup> day of August 2020.



  
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Notary Public for Oregon