

after recording return to:
Howard H. Gage
2830 NE Redwood Dr.
McMinnville, OR 97128

2020-010753
Klamath County, Oregon



00264566202000107530040047

08/27/2020 11:50:33 AM

Fee: \$97.00

ORS 93.975¹

URPTDA 16. Form of transfer on death deed

ORS 93.948 (URPTDA 1. Short title) to 93.979 (Relation to Electronic Signatures in Global and National Commerce Act) govern the effect of an instrument used to create a transfer on death deed. The following form may be used to create a transfer on death deed:

2020-011799

Klamath County, Oregon



00265723202000117990050052

09/16/2020 03:49:33 PM

Fee: \$102.00

TRANSFER ON DEATH DEED

(ORS 93.948 (URPTDA 1. Short title) to 93.979 (Relation to Electronic Signatures in Global and National Commerce Act))

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.

TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following

address: Howard H. Gage, 2830 NE Redwood Dr, McMinnville, OR
97128

IDENTIFYING INFORMATION

Owner or Owners Making This Deed:

Printed name: Howard H. Gage

Mailing address: 2830 NE Redwood Dr. McMinnville, OR 97128

Printed name: _____

Mailing address: _____

Legal description of the property:

Rerecorded at the request of the
grantor to correct the legal
description previously recorded as
2020-010753

See attached copy Exhibit "A"
Grantee: Melissa Sue Gage

PRIMARY BENEFICIARY

I designate the following beneficiary if the beneficiary survives me:

Printed name: Melissa Sue Gage the whole property

Mailing address, if available:

ALTERNATE BENEFICIARY

(Optional)

If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me:

Printed name: Sierra Dawn Gage $\frac{1}{2}$

Mailing address, if available: Joseph Chevy Gage $\frac{1}{2}$

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

Before my death, I have the right to revoke this deed.

SPECIAL TERMS

(Optional)

RETURN OF DEED

After recording, the county clerk shall return the deed to: Howard H. Gage
2830 NE Redwood Dr
McMinnville OR 97128

SIGNATURE OF OWNER OR OWNERS

MAKING THIS DEED

★ Signature: [Signature]

Date: 8-12-2020

* Signature: [Signature]

Date: 08.12.2020

State of Oregon

County of Yamhill

This instrument was acknowledged before me on 12 (date) by Hannah (name(s) of person(s))
Aug 2020 Grage

[Signature]
(Signature of notarial officer)

(Seal, if any)



Title (and Rank)

My commission expires: April 09, 2024

[2011 c.212 §16]

Note: See note under 93.948 (URPTDA 1. Short title).

¹ Legislative Counsel Committee, *CHAPTER 93—Conveyancing and Recording*, https://www.oregonlegislature.gov/bills_laws/ors/ors093.html (2019) (last accessed May 16, 2020).

24983

EXHIBIT "A"

All that certain real property situate in the County of Klamath, State of Oregon, described as follows:

PARCEL 1: North One-half of the Northwest Quarter (N1/2NW1/4); Southeast Quarter of the Northwest Quarter (SE1/4NW1/4); Section 19, Township 27 South, Range 10, East Willamette Meridian, Klamath County, Oregon.

Taxing District Serial No. R102659

PARCEL 2: West One-half of the Southwest Quarter W1/2SW1/4); Southeast Quarter of the Southwest Quarter (SE1/4SW1/4); Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), Section 13; Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), Section 24; all in Township 27 South, Range 9 East Willamette Meridian, Klamath County, Oregon.

Taxing District Serial No. R95408

Subject, however, to all grants, easements, covenants, restrictions, liens and encumbrances of record.

END OF EXHIBIT "A"

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Dan VanVactor, the 13th day
of July A.D., 19 98 at 1:31 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 24979

FEE \$58.00

Bernetha G. Letsch, County Clerk

By D. VanVactor

ID # 1998 24979

OK

71114

K-44909

WARRANTY DEED - STATUTORY FORM

Vol 93 Page 29772

WILLIE GAGE and NANCY GAGE, husband and wife, (Nancy Gage who took title as NANCY JAPP)

conveys and warrants to HOWARD HARDING GAGE and JAMES WADE GAGE as tenants in common. Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

The North half of the Northeast quarter of the Southwest quarter of Section 17, Township 23, South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE.
The said property is free from encumbrances except rights of the public in streets, roads, and highways, covenants, conditions, restrictions, reservations and easements of record.

The true consideration for this conveyance is \$ gift (Here comply with the requirements of ORS 93.030)

Dated this 5th day of November, 19 93

THIS INSTRUMENT WILL 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 APPROVED USES.

Willie Gage

Nancy Gage

STATE OF OREGON, County of Marion

This instrument was acknowledged before me on November 5, 19 93 by Willie Gage and Nancy Gage

(SEAL)



OFFICIAL SEAL
LOWELL S. WARD
NOTARY PUBLIC - OREGON
COMMISSION NO. 004269
MY COMMISSION EXPIRES FEB. 08, 1995

Lowell S. Ward
Notary Public for Oregon
My commission expires 2/8/95

WARRANTY DEED

Willie Gage and Nancy Gage
Howard H. Gage and
James W. Gage
1483 Cooley Road, Woodburn, OR
GRANTEE'S ADDRESS, ZIP 97071

After recording return to:

Howard H. Gage
James W. Gage
1483 Cooley Road
Woodburn, OR 97071

NAME, ADDRESS, ZIP

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

Howard H. Gage
James W. Gage
1483 Cooley Road
Woodburn, OR 97071

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of Nov., 19 93 at 1:40 o'clock AM., and recorded in book/reel/volume No. M93 on page 29772 or as fee/file/instrument/microfilm/reception No. 71114, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mulvaney Deputy

Fee \$30.00