

2020-015411

Klamath County, Oregon



00269740202000154110010014

11/25/2020 09:00:07 AM

Fee: \$82.00

TRANSFER ON DEATH DEED

Suzanne Kay Leveque
920 Martin Street
Klamath Falls, OR 97601
Owner

After recording return to:
Arthur Leavitt
303 Brockfield Drive
Sun City Center, FL 33573
Owner

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

KNOW ALL MEN BY THESE PRESENTS, that I SUZANNE KAY LEVEQUE, owner of the real property described below, whose address is 920 Martin Street, 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, hereditments and appurtenances thereunto belonging or in any way appertaining, situated Klamath County, State of Oregon, described as follows:

The North 40 feet of Lots 680 and 681, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot R-3809-033DB-02600-000 R-612876

I designate, ARTHUR LEAVITT, whose mailing address is 303 Brockfield Drive, Sun City Center, FL 33573, as my primary beneficiary if that person survives me.

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

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

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 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.

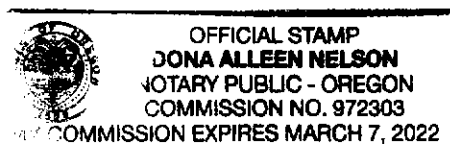
IN WITNESS WHEREOF, the undersigned has executed this instrument on November 24, 2020.

Suzanne Kay Leveque

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Suzanne Kay Leveque, and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me:
Notary Public for Oregon
My Commission Expires: 3-7-2022