

2020-016178

Klamath County, Oregon

BL

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

Returned at Counter



00270580202000161780010019

12/11/2020 01:09:36 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Jennifer Kathleen Newton
401 Hillside Avenue
Klamath Falls, OR 97601

Owner's Name and Address

Kevin Wayne Billings
6050 Washburn Way
Klamath Falls, OR 97603

Beneficiary's Name and Address

After recording, return to (Name and Address):

Jennifer Newton
401 Hillside Ave
Klamath Falls, OR 97601

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

Jennifer Newton
401 Hillside Ave
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, Jennifer Kathleen Newton

owner of the real property described below,
whose address is 401 Hillside Ave, 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, 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):

The S1/2 of Lot 8 and all of Lot 9 in Block 3 of TERRACES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
TOGETHER WITH that portion of vacated Mesa Street, which mured thereto.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Kevin Wayne Billings

whose mailing address, if available, is 6050 Washburn Way
Klamath Falls, OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate Lindsay Marie Newton

whose mailing address, if available, is 3520 NASA Parkway
Apt 95
Seabrook, TX 77586

as my alternate beneficiary** if that person survives me.

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

(Optional) SPECIAL TERMS:

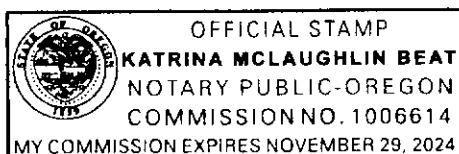
In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on December 9, 2020

Jennifer Kathleen Newton

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 9, 2020
by Jennifer Kathleen Newton



Katrina M. McLaughlin Beat
Notary Public for Oregon

My commission expires November 29, 2024

*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)).