

2020-016875

Klamath County, Oregon



00271334202000168750020024

12/28/2020 11:59:43 AM

Fee: \$87.00

Grantor Name and Address:

Kathleen M. Ostrander
6520 Valhalla Avenue
Klamath Falls, Oregon 97603

Primary Beneficiary:

Deborah A. Ostrander
6520 Valhalla Avenue
Klamath Falls, Oregon 97603

Alternate Beneficiary:

Trustee of the James D. Ostrander Special Needs Trust
6520 Valhalla Avenue
Klamath Falls, Oregon 97603

After recording return to:

Gail P. Vore, Attorney at Law
Law Office of Tamara B. Maher
12725 SW Millikan Way, Suite 300
Beaverton, Oregon 97005

Until requested otherwise, tax statements to:

Kathleen M. Ostrander
6520 Valhalla Avenue
Klamath Falls, Oregon 97603

TRANSFER ON DEATH DEED

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.

LEGAL DESCRIPTION:

Lot 3 in Block 6, First Addition to Moyina Manor, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More commonly known as: 6520 Valhalla Avenue, Klamath Falls, Oregon 97603.

PRIMARY BENEFICIARY: I designate the following beneficiary if the beneficiary survives me: DEBORAH A. OSTRANDER, mailing address: 6520 Valhalla Avenue, Klamath Falls, Oregon 97603.

ALTERNATE BENEFICIARY: If DEBORAH A. OSTRANDER fails to survive me, I designate the Trustee of the James D. Ostrander Special Needs Trust, mailing address: 6520 Valhalla Avenue, Klamath Falls, Oregon 97603, as the alternate beneficiary.

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.

The true consideration for this conveyance is \$0; other value was given as the whole consideration.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Encumbrances of record.

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.

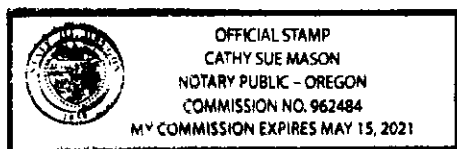
Dated this 24th day of December, 2020

Kathleen M Ostrander

Kathleen M. Ostrander, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 24th day of December, 2020 by Kathleen M. Ostrander.



Cathy Mason
Notary Public for Oregon
My Commission Expires: May 15, 2021