

2021-002144

Klamath County, Oregon

Recording requested by (name):

When recorded mail to
and mail tax statements to:Carol Heidsieck (aka: Carol A. Tyson)140 E 13th St.Arvada, Co. 95521

00273963202100021440020024

02/11/2021 12:06:23 PM

Fee: \$87.00

Recorder's Use Only

SIMPLE REVOCABLE TRANSFER ON DEATH (TOD) DEED

This document is exempt from documentary transfer tax under Rev. & Tax. Code § 11930. This document is exempt from preliminary change of ownership report under Rev. & Tax. Code § 480.3.

Assessor's Parcel No.:

431116**Declaration of Exemption From Gov't Code § 27388.1 Fee**

- ☐ Transfer is exempt from fee per GC § 27388.1(a)(2):
- ☐ recorded concurrently "in connection with" transfer subject to DTT
- ☐ recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- ☐ Transfer is exempt from fee per GC 27388.1(a)(1):
- ☐ Fee cap of \$225.00 reached ☐ Not related to real property

IMPORTANT NOTICE: THIS DEED MUST BE RECORDED ON OR BEFORE 60 DAYS AFTER THE DATE IT IS SIGNED AND NOTARIZED

Use this deed to transfer the residential property described below directly to your named beneficiaries when you die. YOU SHOULD CAREFULLY READ ALL OF THE INFORMATION ON THE OTHER PAGES OF THIS FORM. You may wish to consult an attorney before using this deed. It may have results that you do not want. Provide only the information asked for in the form. DO NOT INSERT ANY OTHER INFORMATION OR INSTRUCTIONS. This form MUST be RECORDED on or before 60 days after the date it is signed and notarized or it will not be effective.

PROPERTY DESCRIPTION

Print the legal description of the residential property affected by this deed: A parcel of land situated in the NE 1/4 Sec 18, T38S, R9E, Willamette Meridian, Klamath County, Oregon, as described: Beginning at a point which bears North 89 degrees 42' West a distance of 710.5 feet thence South 1 degree 02' West along the easterly right of way of The Dallas-California Highway a distance of 309.1 feet and South 89 degrees 09' East a distance of 400 feet from the quarter section corner common to sections 7 and 18, T38S, R9E Willamette Meridian, Klamath County, Oregon and rippling thence South 89 degrees 09' East a distance of 315.30 feet to a point, thence South 1 degree 21' East a distance of 145.4 feet to a point, thence North 84 degrees 09' West a distance of 326.9 feet to a point, thence North 6 degrees 02' East a distance of 145.4 feet to the point of the beginning.

BENEFICIARY(IES)

Print the FULL NAME(S) of the person(s) who will receive the property on your death (DO NOT use general terms like "my children") and state the RELATIONSHIP that each named person has to you (spouse, son, daughter, friend, etc.):

Ania L. Heidsieck (daughter)**TRANSFER ON DEATH**

I, Carol A. Heidsieck (Aka: Carol A. Tyson), transfer all of my interest in the described property to the named beneficiary(ies) on my death. I may revoke this deed. When recorded, this deed revokes any TOD deed that I made before signing this deed.

Sign and print your name below (your name should exactly match the name shown on your title documents):

Date: 2-2-21Carol A. Heidsieck
(Signature of declarant)Carol A. Heidsieck
(Typed or written name of declarant) (AKA: Carol A. Tyson)

NOTE: This deed only transfers MY ownership share of the property. The deed does NOT transfer the share of any co-owner of the property. Any co-owner who wants to name a TOD beneficiary must execute and RECORD a SEPARATE deed.

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt)

On February 2, 2021 before me, Chelsea Smith notary public
(insert name and title of the officer)

personally appeared Carol Heidrick
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

