

Meggin Browning

Returned at Counter

Prepared By: Honey Anne Brown 640 SE Beaver Creek Ln. Troutdale, OR 97060  
After Recording Return To: Meggin Ann Browning 6912 Hilyard Ct. Klamath Falls, OR 97603

2021-003513

Klamath County, Oregon



00275505202100035130030036

03/09/2021 09:39:26 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## TRANSFER ON DEATH DEED

**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.**

### KNOW ALL PERSONS BY THESE PRESENTS THAT:

We, Loretta Joan Browning and Janet Nieto, mother and daughter (herein referred to as "Grantor"), do hereby convey unto Grantee(s) as designated below, (herein referred to as "Grantee"), effective upon our deaths, the following described real property located in KLAMATH FALLS, in the County of Klamath, State of Oregon:

**Legal Description:** See attached *Schedule A*

#### Grantee(s):

Meggin Ann Browning  
6912 HILYARD CT  
KLAMATH FALLS, Oregon 97603

Dean Allen Harmon  
6912 HILYARD CT  
KLAMATH FALLS, Oregon 97603

If the designated Grantee Beneficiary predeceases Grantor in death, then:

This transfer to the deceased Grantee Beneficiary shall become null and void.

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

Loretta Joan Browning  
6720 Waggoner Ct  
KLAMATH FALLS, Oregon 97603

**[SIGNATURE PAGE FOLLOWS]**

Grantor Acknowledgement

Grantor Signature:

DATED: September 2, 2019

Loretta Joan Browning

Loretta Joan Browning  
6720 Waggoner Ct  
KLAMATH FALLS, Oregon 97603

2nd Grantor Signature:

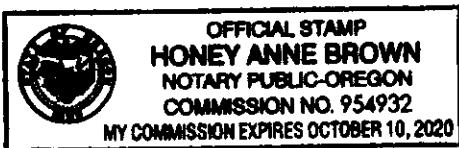
DATED: September 2, 2019

Janet Nieto

Janet Nieto  
6720 Waggoner Ct  
KLAMATH FALLS, Oregon 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 2<sup>nd</sup> day of Sept., 2019  
by ~~Roger Markstrom~~ Loretta Joan Browning  
hmb



Honey A. Brown  
Notary Public

Notary  
Title (and Rank)

My commission expires: 10/10/2020

**SCHEDULE A  
LEGAL DESCRIPTION OF REAL PROPERTY**

Technically it is lot 4 of block 5 of Country Green Subdivision, vol 20 files 30, 30b, 31

See attached and below for info

Info Date	8/10/2019
PROP ID	568772
MTL	3909-013AB-03800
OWNER	BROWNING LORETTA JOAN & NIETO JANET
OWN ADD1	
OWN ADD2	
OWN ADD3	6720 WAGGONER CT
OWNER CSZ	KLAMATH FALLS, OR 97603
SITE ADDRESS	6720 WAGGONER CT
SITE City State Zip	KLAMATH FALLS, OR 97603
GIS Calculated Acreage	0.08
Imp Mrkt \$	12,050
Ln'd Mrkt \$	16,500
Tot Mrkt \$	28,550
Assessed \$	27,210
Tax Code	100
Last Sale Date	9/8/2005
Last Sale \$	99000
Legal Desc.	COUNTRY GREEN BLK-5 LOT-4
Longitude Approx. Center	-121.7070
Latitude Approx. Center	42.1840
MAP_STATUS	NEW