

2021-007925

Klamath County, Oregon



00280401202100079250010019

05/18/2021 03:38:36 PM

Fee: \$82.00

Kathryn Y. Zierke
 2159 Wantland Ave
 Klamath Falls, Oregon 97601
 Owner's Name and Address
 Charles Caldwell / Cherie Brewer
 1380 Monroe St, NW #805 / 1931 Lancaster Ave
 Washington DC 20010 / Klamath Falls, OR 97601
 Beneficiary's Name and Address

After recording, return to (Name and Address):

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

Kathryn Zierke
 2159 Wantland 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, Kathryn L. Zierke

owner of the real property described below,
 whose address is 2159 Wantland 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):

Lot #6, Block #1, Klamath Heights Addition to the City of Klamath Falls, Oregon, according to the Official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

I designate Charles Caldwell (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is 1380 Monroe St, NW #805
 Washington DC 20010

as my primary beneficiary* if that person survives me.

(Optional) I designate Cherie Brewer
 1931 Lancaster Ave,
 whose mailing address, if available, is Klamath Falls, OR
 97601

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

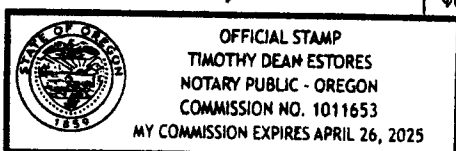
May 17, 2021

Kathryn L. Zierke May 18, 2021

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 17, 2021

by Kathryn Zierke



Notary Public for Oregon

My commission expires 4/26/2025

5/18/2021

*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 (93.968); (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)).