

2021-007928

Klamath County, Oregon



00280404202100079280010010

05/18/2021 03:38:44 PM

Fee: \$82.00

 SPACE RESERVED
FOR
RECORDER'S USE

 Kathryn L Zierke
2159 Wantland Ave
Klamath Falls, Oregon 97601
Owner's Name and Address

Beneficiary's Name and Address

After recording, return to (Name and Address):

 Charles Caldwell | Charlie Brewer
1380 Monroe St NW #805 | 1931 Lancaster Ave
Washington DC 20010 | Klamath Falls, OR 97601

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

 Kathryn L. 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 #21, Block #5, Lennox, according to the official plat thereof on file in the office of the County Clerk, 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 Charlie Brewer

 whose mailing address, if available, is 1931 Lancaster Ave
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) ss.

This instrument was acknowledged before me on May 17, 2021

by Kathryn Zierke


 OFFICIAL STAMP
TIMOTHY DEAM ESTORES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1011653
MY COMMISSION EXPIRES APRIL 26, 2025

Notary Public for Oregon

My commission expires April 26, 2025

*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)).