

2021-016817

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUK



00290537202100168170020020

11/08/2021 12:08:55 PM

Fee: \$87.00

Returned at Counter

Linda Lee Smith
4437 Southside Exp
Klamath Falls, OR 97603
Owner's Name and Address

Benjamin J. Lamon
4437 Southside Exp
Klamath Falls, OR 97603
Beneficiary's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):
NO CHANGE

SPACE RESERVED
FOR
RECORDER'S USE

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, Linda L Smith

owner of the real property described below,
whose address is 4437 Southside Exp Klamath Falls OR 97603

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):

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Benjamin J. Lamon

whose mailing address, if available, is 4437 Southside Exp Klamath Falls, OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate

whose mailing address, if available, is

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. 7/22-19
IN WITNESS WHEREOF, the undersigned has executed this instrument on

Linda L Smith

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on 7-22-2019
by Linda L Smith



Sandra Coffman
Notary Public for Oregon
My commission expires NOV 22, 2019

*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 (93.969); (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)).

Lots band 7 in Elmwood Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon. Also excepting therefrom that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon.

The East 20 feet of lot 8 of Elmwood Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting therefrom that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon.