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NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2022-005196

Klamath County, Oregon



00299208202200051960010013

04/25/2022 10:42:00 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

KAREN H. JOHNSON
3916 Volinda Way
Klamath Falls, OR 97603

Owner's Name and Address

CHARLOTTE LEE ODETT
LINDA ANN WEEDEN - HARRIS

Beneficiary's Name and Address

After recording, return to (Name and Address):

KAREN H. JOHNSON
3916 Volinda Way
Klamath Falls, OR 97603

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

SAME AS ABOVE

Returned at Counter

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, KAREN H. JOHNSON

owner of the real property described below,
whose address is 3916 Volinda Way
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):

Lot 10 of Tract 1458 - Thirteenth Addition to Sinsel Village, according to the official plat thereof on file in the office of the County Clerk Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Charlotte Lee Odette2751 Av

whose mailing address, if available, is 2751 NOAMS AVENUE, San Diego, CA 92116

as my primary beneficiary** if that person survives me

(Optional) I designate

LINDA ANN WEEDEN - HARRIS6956 Lakota Ridge Drive, Hamilton, OH 45011

whose mailing address, if available, is

as my alternate beneficiary** if that person survives me.

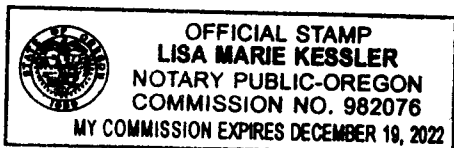
Before my death, I have the right to revoke this deed.

(Optional) SPECIAL TERMS:

In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on

Karen H. Johnson

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 25, 2022by Karen H. Johnson

Notary Public for Oregon

My commission expires December 19, 2022

*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)).