

2022-005243

Klamath County, Oregon



00299267202200052430030035

04/26/2022 08:04:17 AM

Fee: \$92.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Karen H Johnson
3916 Valinda Way
Klamath Falls, OR 97603

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Transfer on death deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Karen H Johnson

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Charlotte Lee Odette
Linda Ann Weeden-Harris

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

Karen H Johnson
3916 Valinda Way
Klamath Falls, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of Klamath County Clerk's Office
to correct Notary Acknowledgement
previously recorded in book 2022 and page 5196, or as fee number _____."

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

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 Valinda Way
Klamath Falls, OR 97603

CHARLOTTE LEE ODETT
LINDA ANN WEEDEN - HARRIS

After recording, return to (Name and Address)

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

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

SAME AS ABOVE

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. JOHNSONwhose address is 3916 Valinda Way owner of the real property described below.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.

I designate Charlotte Lee Odette (IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE)2751 Avwhose mailing address, if available, is 2751 ADAMS 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.

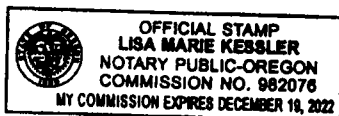
Before my death, I have the right to revoke this deed.

(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

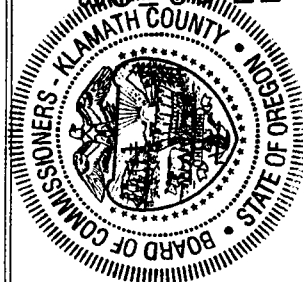
My commission expires December 19, 2022

*ORS 93.981(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 (93.955); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.951(1)(d)), but need not be delivered to designated beneficiaries (93.953(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)).

STATE OF OREGON



County of KLAMATH

CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: April 25, 2022
ROCHELLE LONG, Klamath County Clerk

By: Paula Harris, Deputy

Paula Harris

Returned at Counter

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2022-005196

Klamath County, Oregon



00299206202200051960010013

04/26/2022 10:42:00 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

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

CHARLOTTE LEE ODETT
Linda Ann Weedon - Harris

After recording, return to (Name and Address):
KAREN H. JOHNSON
3916 Valinda Way
Klamath Falls, OR 97603

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

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 Valinda 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.

I designate Charlotte Lee Odette
2751 AN (IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE)

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

as my primary beneficiary* if that person survives me.

(Optional) I designate

LINDA ANN WEEDEEN - HARRIS

whose mailing address, if available, is

6956 Lakota Ridge Drive, Hamilton, OH 45011

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 Klamath

This instrument was acknowledged before me on April 25, 2022

by Karen H. Johnson & Karen H. Johnson



OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 982076
MY COMMISSION EXPIRES DECEMBER 18, 2022

Notary Public for Oregon

My commission expires

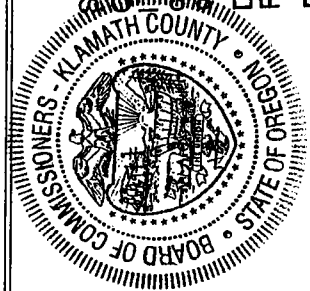
December 19, 2022

STATE OF OREGON
County of Klamath

CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: April 25, 2022
ROCHELLE LONG, Klamath County Clerk

By: Paula Harris, Deputy



*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 (93.966(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)).

Returned at Counter