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2022-005295

Klamath County, Oregon



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04/26/2022 10:35:58 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

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

Owner's Name and Address

CHARLOTTE LEE ODETTE
2451 Adams Avenue
San Diego, CA 92116

Beneficiary's Name and Address

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. JOHNSON3916 Valinda Waywhose address is Klamath Falls, OR 97603 owner of the real property described below.

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 tract ~~1458~~ ¹⁴⁵⁸ - Thirteenth addition to Sunset Village, according to the official plat thereof on file in the office of the county clerk Klamath County, OregonI designate Charlotte Lee Odette and Lisa Ann Weeden - Harris

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE

whose mailing address, if available, is 2451 ADAMS AVENUE
SAN DIEGO, CA 92116

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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on

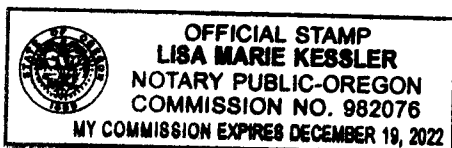
04/22/2022

Karen H. Johnson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

April 26, 2022

by 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)).