

2022-006048

Klamath County, Oregon



00300182202200060480020028

05/12/2022 07:51:36 AM

Fee: \$87.00

Carrie Ann Collins
 10470 Mc Guire Ave
 Klamath Falls, OR 97603
 Owner's Name and Address
 John Harold Collins (1 of 3)
 10522 Kincheloe Ave
 Klamath Falls, OR 97603
 Beneficiary's Name and Address

After recording, return to (Name and Address):
 Carrie Ann Collins
 10470 Mc Guire Ave
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):
 Carrie Ann Collins
 10470 Mc Guire Ave
 Klamath Falls, OR 97603

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, Carrie Ann Collins

owner of the real property described below,
 whose address is 10470 Mc Guire Ave, Klamath Falls, OR 97603, Tract 1336
FALCON HEIGHTS CONDOMINIUMS STAGE 1, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
 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):
10470 Mc Guire Ave, Klamath Falls, OR 97603, Tract 1336 - FALCON HEIGHTS
CONDOMINIUMS STAGE 1, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE)

I designate John Harold Collins

whose mailing address, if available, is 10522 Kincheloe Ave, Klamath Falls, OR 97603

as my primary beneficiary* if that person survives me.

(Optional) I designate Aja Gay Phelps

whose mailing address, if available, is 10798 Mc Guire Ave, Klamath Falls, OR 97603

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

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

(Optional) SPECIAL TERMS: TOD Deed goes to all 3 of my adult children named at top
of this page and on the back of this page. If one or all of my beneficiary's
stated die before me, their 3rd of ownership goes to their children, divided up
within each siblings of a third of this property.

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

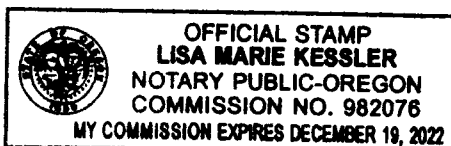
IN WITNESS WHEREOF, the undersigned has executed this instrument on 5/11/2022

Carrie A. Collins

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 11, 2022

by Carrie Ann Collins



Lisa M. Kessler
 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)).

Beneficiary's Name and Addresses:

(2 of 3) - Aja Gay Phelps, 10522 Kincheloe Ave, Klamath Falls, OR 97603

(3 of 3) - Vanessa Rae Churchill, Redmond, Oregon

I designate Vanessa Rae Churchill (Optional) as optional primary beneficiary, if willed by John Harold Collins and Aja Gay Phelps