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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2022-006474

Klamath County, Oregon



00300674202200064740010014

05/23/2022 12:52:08 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

David Lloyd Laughlin  
724 Lincoln St  
Klamath Falls OR 97601

Owner's Name and Address

Meshelle Adams  
499 NW Seventh St  
Prineville OR 97754

Beneficiary's Name and Address

After recording, return to (Name and Address):

David Lloyd Laughlin  
724 Lincoln St Klamath  
Falls OR 97601

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

David Lloyd Laughlin  
724 ~~Lincoln~~ Lincoln St  
Klamath Falls OR 97601

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, David Lloyd Laughlin

owner of the real property described below,  
whose address is 724 Lincoln St Klamath Falls OR 97601

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 Falls County, State of Oregon, described as follows (legal description of the property):

The Southwest 33 feet of the Northwest 60 feet of the Northwest 60 feet of Lot 7 in Block 54, Nichols Addition to the city of Klamath Falls, Oregon, according to the official Plat thereof on file in the office of the county clerk of Klamath County, fronting 33 feet on Lincoln Street and extending 60 feet therefrom.

I designate Meshelle Adams

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is 499 NW Seventh St Prineville OR 97754

as my primary beneficiary\*\* if that person survives me.

(Optional) I designate Meshelle Adams D.O.B 9-13-81  
Gayle

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 5-23-22

David Lloyd Laughlin

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 5-21-22by David Laughlin

OFFICIAL STAMP  
LISA MARIE KESSLER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 982076  
MY COMMISSION EXPIRES DECEMBER 19, 2022

Lisa M. Kessler  
Notary Public for Oregon

My commission expires 12/19/2022

\*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)).