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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2022-006857

Klamath County, Oregon



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06/01/2022 09:40:36 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Lawrence A. Hall and Ann Hall
P.O. Box 552
Fort Klamath, OR 97626

Lawrence A. Hall and Ann Hall
P.O. Box 552
Fort Klamath, OR 97626

After recording, return to (Name and Address):
Lawrence A. Hall and Ann Hall
P.O. Box 552
Fort Klamath, OR 97626

Until requested otherwise, send all tax statements to (Name and Address):
Lawrence A. Hall and Ann Hall
P.O. Box 552
Fort Klamath, OR 97626

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, Lawrence A. Hall and Ann Hall,
husband and wife, owner of the real property described below,
whose address is P.O. Box 552
Fort Klamath, OR 97626

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):

"See Legal Description Exhibit "A" Attached"

I designate Courtney Hall, Gabriann Hall as Tenants in Common
whose mailing address, if available, is 893 N. Alder St. Contry, OR 97013

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.

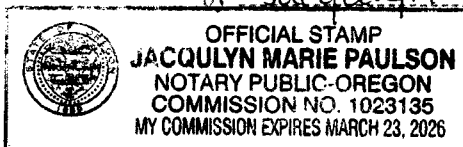
IN WITNESS WHEREOF, the undersigned has executed this instrument on June 1, 2022

Lawrence A. Hall

Esther Ann Hall

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 1, 2022
by Jacquelyn Marie Paulson Lawrence Hall and Esther A. Hall



Jacquelyn Marie Paulson
Notary Public for Oregon
My commission expires March 23, 2026

*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)).

Returned at Counter

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

That portion of the SE1/4 of the SE1/4 of Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Westerly right of way line of State Highway No. 62.

PARCEL 2

A parcel of land located in the NE1/4 NE1/4, Section 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the section line between Sections 12 and 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and the westerly right of way boundary of Oregon Highway 62 from which the section corner common to Sections 12 and 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and Sections 7 and 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 57' 13" East 328.51 feet; thence South 89 degrees 57' 13" West 993.31 feet along the section line between said Sections 12 and 13 to the East 1/16 corner common to said Sections 12 and 13; thence South 1 degree 08' 54" East 150 feet along the West boundary of the NE1/4 NE1/4, said Section 13; thence North 89 degrees 57' 13" East 1022.25 feet to a point of intersection with the westerly limit of the right of way of Oregon Highway 62; thence along the Westerly limit of said right of way on a spiral curve whose long chord bears North 12 degrees 19' 24" West 33.89 feet to the point of change from spiral to circular curve left radius 5679.58 feet; thence along said curve, the long chord of which bears South 12 degrees 55' 41", a distance of 119.89 feet to the point of beginning.