

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2022-008959

Klamath County, Oregon



00303522202200089590010010

07/21/2022 03:04:08 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Maria Fonseca-Bigham

2815 Wantland ave
Klamath Falls, OR 97603

Owner's Name and Address

Shaun Michael Bigham
Monica Lizet Garcia-Diaz

Beneficiary's Name and Address

After recording, return to (Name and Address):

Maria Fonseca-Bigham
2815 Wantland ave
Klamath Falls, OR 97603

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

No change

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, Maria Fonseca-Bigham

owner of the real property described below,
whose address is 2815 Wantland ave
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):

Merryman Replat - old Orchard Manor
Lot - 62

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Monica Lizet Garcia-Diaz
Shaun Michael Bigham with rightswhose mailing address, if available, is 3360 E Foothill Blvd #145 Pasadena CA 91107
of survivorshipas 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 07/21/2022

Maria Fonseca-Bigham

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on July 21, 2022
by Maria Fonseca BighamLisa 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)).