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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Returned at Counter

2022-009191

Klamath County, Oregon



00303793202200091910010011

07/27/2022 10:59:53 AM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

SHERRIE D. CROSS

Owner's Name and Address

GARY DEAN PEDERSEN - AND -  
THOMAS JAMES O'HARA  
BENNETT III

Beneficiary's Name and Address

After recording, return to (Name and Address):

SHERRIE D. CROSS  
4551 DOUGLAS AVE.  
KLAMATH FALLS, OR 97601

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

SHERRIE D. CROSS  
4551 DOUGLAS AVE.  
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, SHERRIE D. CROSS

owner of the real property described below,  
whose address is 4551 DOUGLAS AVE. KLAMATH FALLS, OR 97601upon 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):PARCEL 1; THE NORTHERLY 40 FEET OF THE SOUTHWESTERLY 80 FEET OF  
LOTS 27, 28 AND 29, BLOCK 24, INDUSTRIAL ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF FILE IN THE  
DN FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGONPARCEL 2: LOTS 27, 28, AND 29, BLOCK 24, INDUSTRIAL ADDITION TO THE  
CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH FALLS, OREGON  
EXCEPTING THEREFROM THE SOUTHERLY 80 FEET

I DESIGNATE - HUSBAND - GARY DEAN PEDERSEN - AND - SON -

whose mailing address, if available, is THOMAS JAMES O'HARA BENNETT III  
HUSBAND - GARY - 4551 DOUGLAS AVE KLAMATH FALLS, OR 97601  
SON - THOMAS - 2307 OAK AVE. KLAMATH FALLS, OR 97601

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

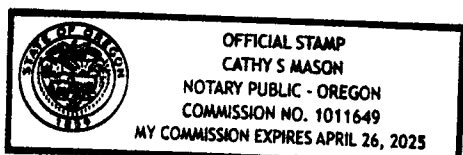
7-27-22

Sherrie D Cross

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 27, 2022

by Sherrie D Cross

Cathy S Mason  
Notary Public for Oregon  
My commission expires April 26, 2025

\*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."

\*\*93.963(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)).