

2022-009947

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00304692202200099470010016

08/16/2022 08:53:55 AM

Fee: \$82.00

Audrae King
P.O. Box 622
Gilchrist, OR 97737

Owner's Name and Address

Anna and Donald Millard
P.O. Box 62
Chemult, OR 97731

Beneficiary's Name and Address

After recording, return to (Name and Address):

Audrae King
P.O. Box 622
Gilchrist, OR 97737

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

Audrae King
P.O. Box 622
Gilchrist, OR 97737

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, Audrae King

_____, owner of the real property described below,
whose address is 138211 Hillcrest St.

P.O. Box 622
Gilchrist, OR 97737

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):

Lot 72, Tract No. 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

I designate

Anna and Donald Millard

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is

P.O. Box 62
Chemult, OR 97731

as my primary beneficiary* if that person survives me.

(Optional) I designate NONE

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:

NONE

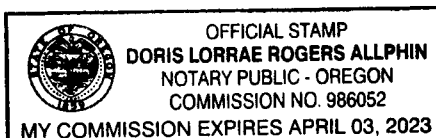
In construing this instrument, where the context so requires, the singular includes the plural.

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

Audrae King

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 11, 2022by Audrae KingDoris L. Allphin

Notary Public for Oregon

My commission expires 4-3-2023

*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)).