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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2022-011396

Klamath County, Oregon



00306399202200113960020020

09/21/2022 10:46:43 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

ANDREW J SEDLOCK & MICHAEL S SEDLOCK  
1170 LYNNEWOOD BLVD  
KLAMATH FALLS, OR 97601

Owner's Name and Address

JENNIFER L, DARREN W, JASON A SEDLOCK  
10245 MCGUIRE AVE  
KLAMATH FALLS, OR 97603

Beneficiary's Name and Address

After recording, return to (Name and Address):

OWNER

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

OWNER  
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,

ANDREW J SEDLOCK AND  
MICHAEL S SEDLOCK

owner of the real property described below,  
whose address is 1170 LYNNEWOOD BLVD 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 County, State of Oregon, described as follows (legal description of the property):

LOT 10, BLOCK 7, TRACT 1091, LYNNEWOOD, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OR  
TAX ACCOUNT NO. 3808-2500-6000

(SEE REVERSE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate JENNIFER L SEDLOCK, DARREN W SEDLOCK,  
JASON A SEDLOCK

whose mailing address, if available, is 10245 MCGUIRE AVE, KLAMATH FALLS,  
OR 97603

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

9/21/2022

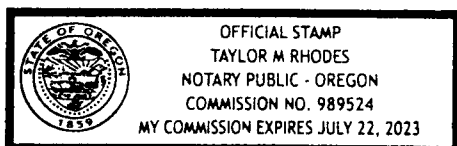
Andrew J Sedlock  
Michael S Sedlock

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

September 21, 2022

by Andrew Sedlock and MICHAEL SEDLOCK



Jaylen M. Rhodes  
Notary Public for Oregon  
My commission expires 07/22/2023

\*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)).

A TRACT OF LAND SITUATED IN THE SE $\frac{1}{4}$  SE $\frac{1}{4}$  OF  
SECTION 25, T38S R8E V.M., KLAMATH COUNTY, OREGON,  
SAID TRACT BEING PART OF LOT 11, BLOCK 7 OF  
LYNNEWOOD FIRST ADDITION AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;  
THENCE WESTERLY ON THE NORTH LINE OF WILD PLUM  
DRIVE ON A 235.13 FOOT RADIUS CURVE TO THE RIGHT,  
138.19 FEET; THENCE: N50° 11' 27" E, 81.52 FEET ~~OF~~ TO  
THE NORTHEAST LINE OF SAID LOT 11; THENCE  
S48° 09' 02" E ON SAID NORTHEAST LINE, 97.93 FEET  
TO THE POINT OF BEGINNING CONTAINING 4868.9  
SQUARE FEET MORE OR LESS

(SAID LEGAL DESCRIPTION IS APPROXIMATELY 47%  
OF SAID LOT 11)