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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2022-011719

Klamath County, Oregon



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09/29/2022 01:02:09 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Gregory A. Thede
 Patricia Janet Thede
 9119 St. Andrews Circle
 Klamath Falls, OR 97603
 Gregory A. Thede and Patricia Janet Thede
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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, Gregory A. Thede and Patricia Janet Thede,
as tenants by the entirety,

owner of the real property described below,
 whose address is 9119 St. Andrews Circle
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):

See attached legal Description Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Nicholas A. Thede, Lindsay L. Thede as tenants in Common

whose mailing address, if available, is 2443 N.W. Aubrey Rd Bend, OR 97703

as my primary beneficiary* if that person survives me.
 (Optional) I designate _____

whose mailing address, if available, is _____

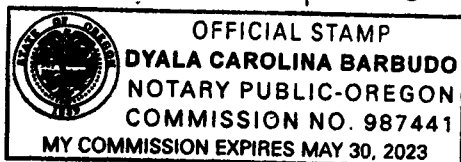
as my alternate beneficiary** if that person survives me.
 Before my death, I have the right to revoke this deed.
 (Optional) SPECIAL TERMS:

In construing this instrument, where the context so requires, the singular includes the plural.
 IN WITNESS WHEREOF, the undersigned has executed this instrument on Sept 29, 2022

Gregory A. Thede
Patricia Janet Thede

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 29, 2022
 by Janet P. Thede and Greg A. Thede



Notary Public for Oregon
 My commission expires May 30, 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)).

EXHIBIT "A"
LEGAL DESCRIPTION

Unit A, Building 9, SHIELD CREST CONDOMINIUMS, situate in Lot 11, Block 4 of Tract 1257, Re-subdivision of a portion of FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.