

2022-012542

Klamath County, Oregon



00307731202200125420040047

10/20/2022 02:59:55 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Kent R. Hubbs
P.O. Box 174
Lafayette, CA 94549-0174

GRANTEE'S NAME AND ADDRESS:

Margaret Manmohit Singh
P.O. Box 174
Lafayette, CA 94549-0174

SEND TAX STATEMENTS TO:

N/A

TRANSFER ON DEATH DEED

(ORS 93.948 to 93.979)

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.

TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following address: P.O. Box 174, Lafayette, CA 94549-0174.

IDENTIFYING INFORMATION

Owner or Owners Making this Deed:

Printed name: Kent R. Hubbs
Mailing address: P.O. Box 174
Lafayette, CA 94549-0174

Legal description of the property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR COMPLETE LEGAL DESCRIPTION.

[REST OF PAGE LEFT INTENTIONALLY BLANK]

PRIMARY BENEFICIARY

I designate the following beneficiaries if the beneficiaries survive me:

Printed name: Margaret Manmohit Singh

Mailing address, if available: P.O. Box 174
Lafayette, CA 94549-0174

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiary as designated above.

Before my death, I have the right to revoke this deed.

RETURN OF DEED

After recording, the county clerk shall return the deed to: Nathan J. Ratliff, 620 Main Street, Klamath Falls, OR 97601.

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

Date: 9-19-2022

Kent R. Hubbs
Kent R. Hubbs

STATE OF CALIFORNIA; County of Contra Costa) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the ____ day of August, 2022, by Kent R. Hubbs.

NOTARY PUBLIC FOR CALIFORNIA
My Commission expires:

EXHIBIT "A"

452398AM

PARCEL 1

A tract of land in the SW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 660 feet and West 279.2 feet from the Northeast corner of the SW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence West a distance of 129.5 feet; thence North 42° 48' West a distance of 111.1 feet to the Southeast boundary of the Chiloquin-Williamson River Market Road; thence North 47° 12' East along said boundary a distance of 95.0 feet; thence South 42° 48' East at right angles to said road a distance of 199.1 feet, more or less to the point of beginning.

PARCEL 2

A parcel of land situated in the SW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South a distance of 660 feet and West a distance of 408.7 feet from the Northeast corner of the SW1/4 SW1/4 of said Section 34; thence West a distance of 163.52 feet to the Southeasterly boundary of the Chiloquin - Williamson River Market Road; thence North 47° 12' East along the Southeasterly boundary of said Market Road a distance of 120.0 feet; thence South 42° 48' East a distance of 111.1 feet, more or less, to the point of beginning.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On September 19th, 2022 before me, Cheng Wen Wang, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kent Robert Hubbs
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cheng Wen Wang
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Transfer on Death Deed

Document Date: September 19th, 2022 Number of Pages: 3

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kent Robert Hubbs

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____