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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2022-013245

Klamath County, Oregon



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11/10/2022 02:53:53 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

SHARON G. BERRY
5482 GATEWOOD DR.
KLAMATH FALLS, OR. 97603
Owner's Name and Address
SCOTT A. BERRY
333 JEFFERSON ST.
KLAMATH FALLS, OR. 97601
Beneficiary's Name and Address

After recording, return to (Name and Address):
SHARON G. BERRY
5482 GATEWOOD DR.
KLAMATH FALLS, OR. 97603

Until requested otherwise, send all tax statements to (Name and Address):
SHARON G. BERRY
5482 GATEWOOD DR.
KLAMATH FALLS, OR. 97603

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, SHARON G. BERRY

owner of the real property described below,
whose address is 5482 GATEWOOD DR. 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):

LOT 11 in BLOCK 8 of TRACT NO. 1044,
FIRST ADDITION TO GATEWOOD

I designate SCOTT A. BERRY (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

whose mailing address, if available, is 333 JEFFERSON ST. KLAMATH FALLS, OR. 97601

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

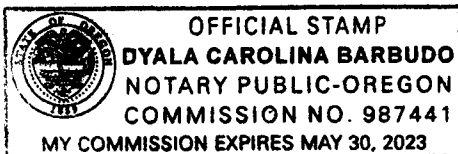
whose mailing address, if available, is _____

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 November 10, 2022

Sharon Berry

STATE OF OREGON, County of Klamath, ss. November 10, 2022
This instrument was acknowledged before me on
by Sharon G. Berry



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)).

AFFIDAVIT OF SURVIVING JOINT TENANT

STATE OF OREGON
COUNTY OF KLAMATH SS.

Now on this 10 day of NOV 2022, SHARON G. BERRY of lawful age,
being duly sworn, state as follows:

On the 10 day of NOV 2022 this interest was conveyed by document to
SHARON G. BERRY as Joints Tenants, and not as Tenants in Common, with the
right of survivorship, the following real property situated in KLAMATH County,

to wit: LOT 11 in BLOCK 8 of TRACT NO. 1064 FIRST
ADDITION to GATEWAY Section Township , Range KLAMATH

Which document was recorded in the records of the County Clerk of ORE County, State
of O.R. Book M98 at Page 42128 There is attached hereto a certified copy of the
Death Certificate of LYLES BERRY deceased, issued by the Department of Health for the State of
O.R. showing that the deceased Joint Tenant died on the 18 day of JUNE 2004

Affiant further states that he/she is the surviving joint tenant in the described property,
and that the decedent named in the certificate of death is one and the same person as the joint
tenant named in the deed recorded as above set forth.

Affiant further states that on the date of deceased joint tenant's death the two were
married to each other and that affiant is the surviving spouse.

And further affiant saith not.

Signed

Affiant

Subscribed and sworn to before me this 10th day of November 2022
My Notary Commission Expires: MAY 30, 2023

Notary Public

ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath SS.

Before me, the undersigned, a Notary Public, in and for said County and State on the
10 day of November 2022 personally appeared
Sharon G. Berry to me known to be the identical person who executed the
within and foregoing instrument and acknowledged to me that she executed the same as her
free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my
official seal the day and year first above written.

My Commission Expires:

MAY 30, 2023

Notary Public

