

2023-000429

Klamath County, Oregon



00310783202300004290010010

01/20/2023 03:06:49 PM

Fee: \$82.00

Returned at Counter

David Lloyd Laughlin
 724 Lincoln St
 Klamath Falls OR 97601
 Owner's Name and Address
 Meshelle Adams
 724 Lincoln St Klamath Falls
 OR 97601
 Beneficiary's Name and Address

SPACE RESERVED
 FOR
 RECORDER'S USE

After recording, return to (Name and Address):

David Lloyd Laughlin
 724 Lincoln St Klamath Falls
 OR 97601

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

David Lloyd Laughlin
 724 Lincoln St Klamath Falls
 OR 97601

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, David Lloyd Laughlin

owner of the real property described below,
 whose address is 724 Lincoln St 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 Falls, Klamath County, State of Oregon, described as follows (legal description of the property):

The South westerly 33 feet of the North westerly 60 feet of North easterly 55 feet of Lot 7 in Block 54, Nichols Addition to the city of Klamath Falls, Oregon, according to the official plat thereon file in the office of the County Clerk of Klamath County, fronting 33 feet on Lincoln Street and extending 60 feet therefrom

(IF SPACE IS INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Meshelle Adams

whose mailing address, if available, is 724 Lincoln St. Klamath Falls OR 97601

as my primary beneficiary* if that person survives me.

(Optional) I designate Meshelle Gayle Adams D.O.B. 8-13-81

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.

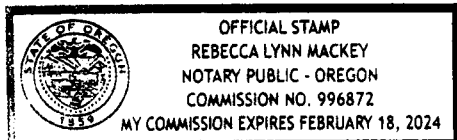
IN WITNESS WHEREOF, the undersigned has executed this instrument on 1-20-23

David Lloyd Laughlin

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 20, 2023
 by David Lloyd Laughlin

Rebecca Lynn Mackey
 Notary Public for Oregon
 My commission expires 02/18/2024



*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)).