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NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2023-000929

Klamath County, Oregon



00311412202300009290010016

02/10/2023 09:26:21 AM

Fee: \$82.00

Mark J Thompson 34121 Castle Court

Owner's Name and Address

Hannah Thompson 5130 Larch Lane

Beneficiary's Name and Address

After recording, return to (Name and Address):

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

Same
No ChangeSPACE RESERVED
FOR
RECORDER'S USE

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, Mark J Thompson

whose address is 34121 Castle Court Philoquin 97624, owner of the real property described below,

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 _____ County, State of Oregon, described as follows:

Lot 20, BLOCK 2, Tract 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80th interest in and to the following described property situate in Section 20, Township 35 South, Range 7 E.W.M.:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44, and 45, lying south of the Williamson River Knoll Subdivision and North of the Williamson River.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Hannah Thompson

whose mailing address, if available, is 5130 Larch Lane

as my primary beneficiary* if that person survives me.

(Optional) I designate

Lauren Thompson 7824 East Langel
Valley Road Bonanza OR 97623

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 2-9-23

Mark J Thompson

STATE OF OREGON, County of Klamath.

) ss.

This instrument was acknowledged before me on February 9, 2023

by Mark J Thompson



OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1029692
MY COMMISSION EXPIRES OCTOBER 17, 2026

Notary Public for Oregon

My commission expires

October 17, 2026

*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)).

Returned at Counter