

2023-002569

Klamath County, Oregon



00313457202300025690010010

04/10/2023 11:31:27 AM

Fee: \$82.00

Julia Lee Bolin Knutsen, aka Julia L. Knutsen Schrader  
105 Silo Ct.  
Mead, CO 80542  
Grantor's Name and Address

Preston Douglas Knutsen  
105 Silo Ct.  
Mead, CO 80542  
Grantee's Name and Address

After recording, return to (name, address, zip)

Anne E. Furniss  
600 NW Fariss Rd., Ste 102  
Gresham, OR 97030

Until requested otherwise, send all tax statements to (name, address, zip):

Julia Lee Bolin Knutsen, aka Julia L. Knutsen Schrader  
105 Silo Ct.  
Mead, CO 80542

**TRANSFER ON DEATH DEED**  
(ORS 93.948 to 93.979)

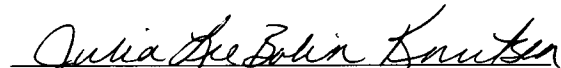
Julia Lee Bolin Knutsen, aka Julia L. Knutsen Schrader, designates Preston Douglas Knutsen, if he survives her, as the primary beneficiary of all real property situated in Klamath County, Oregon legally described as follows:

The East 3 feet of Lot 14 and the West 57 feet of Lot 15 of DEBRIK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

DATED: April 4, 2023.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Julia Lee Bolin Knutsen, aka Julia L. Knutsen Schrader

STATE OF COLORADO, County of Weld ss.  
This instrument was acknowledged before me on April 4, 2023  
By Julia Lee Bolin Knutsen, aka Julia L. Knutsen Schrader

  
Notary Public for Colorado

