

2023-004956

Klamath County, Oregon



00316295202300049560040047

06/27/2023 03:14:16 PM

Fee: \$97.00

Prepared By:

Maryann repose
528 pelican st.,
klamath falls, OR 97601

After Recording Return To:

Joao Repose
528 pelican st.,
klamath falls, OR 97601

and Taxes

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER ON DEATH DEED

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.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, Maryann repose, a single person, (herein referred to as "Grantor"), does hereby convey unto Joao Repose, (herein referred to as "Grantee"), effective upon my death, the following described real property located in klamath falls, in the County of OR, State of Oregon:

Legal Description: See attached *Schedule A*

Grantee(s):

Joao Repose
528 pelican st.,
klamath falls, Oregon 97601

If the designated Grantee Beneficiary predeceases Grantor in death, then:

This transfer to the deceased Grantee Beneficiary shall become null and void.

Returned at Counter

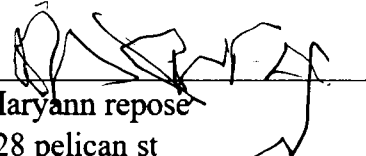
Until a change is requested, the county clerk shall send tax statements to the following address:
Joao Repose
528 pelican st.,
klamath falls, Oregon 97601

[SIGNATURE PAGE FOLLOWS]

Grantor Acknowledgement

Grantor Signature:

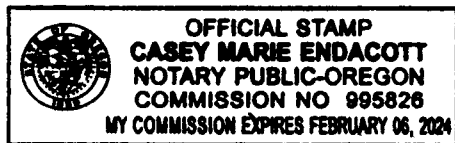
DATED: 6.27.2023

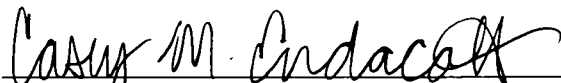


Maryann repose
528 pelican st
Klamath falls, Oregon 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 27th day of June, 2023 by
Maryann repose.





Notary Public

Notary

Title (and Rank)

My commission expires: 2/6/2024

4697

MTC-10504
NOTE AND MORTGAGE Vol. M-8/Page 16917

THE MORTGAGOR John Repose and Mary Ann Repose

Husband and Wife

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County of Klamath

Lot 9, Block 1, CHIA PARK, TRACT 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Schedule A

together with the tenements, hereditaments, rights, privileges and appurtenances including roads and easements used in connection with the premises; electric wiring and fixtures, furnace and heating system, water heaters, fuel storage receptacles, plumbing, ventilating, water and irrigating systems, screens, doors, window shades and blinds, shutters, cabinets, built-ins, linoleums and floor coverings, built-in stoves, ovens, electric sinks, air conditioners, refrigerators, freezers, dishwashers; and all fixtures now or hereafter installed in or on the premises; and any shrubbery, flora, or timber now growing or hereafter planted or growing thereon, and any replacements of any one or more of the foregoing items, in whole or in part, all of which are hereby declared to be appurtenant to the land, and all of the rents, issues, and profits of the mortgaged property.

to secure the payment of Forty One Thousand Seven Hundred Five and no/100-----Dollars

\$ 41,705.00-----, and interest thereon, evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON Forty One Thousand Seven Hundred Five and no/100----- Dollars (\$ 41,705.00-----), with interest from the date of initial disbursement by the State of Oregon, at the rate of 7.2----- percent per annum until such time as a different interest rate is established pursuant to ORS 407.072, principal and interest to be paid in lawful money of the United States at the office of the Director of Veterans' Affairs in Salem, Oregon, as follows:

\$ 284.00----- on or before November 15, 1981----- and \$ 284.00 on the 15th of every month----- thereafter, plus one-twelfth of----- the ad valorem taxes for each successive year on the premises described in the mortgage, and continuing until the full amount of the principal, interest and advances shall be fully paid, such payments to be applied first as interest on the unpaid balance, the remainder on the principal

The due date of the last payment shall be on or before October 15, 2011-----

In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the balance shall draw interest as prescribed by ORS 407.070 from date of such transfer.

This note is secured by a mortgage, the terms of which are made a part hereof

Dated at Klamath Falls, Oregon September 21 19 81

John Repose
Mary Ann Repose

The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, that he will warrant and defend same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land

MORTGAGOR FURTHER COVENANTS AND AGREES:

- 1 To pay all debts and moneys secured hereby.
- 2 Not to permit the buildings to become vacant or unoccupied, not to permit the removal or demolition of any buildings or improvements now or hereafter existing; to keep same in good repair; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto.
- 3 Not to permit the cutting or removal of any timber except for his own domestic use, not to commit or suffer any waste.
- 4 Not to permit the use of the premises for any objectionable or unlawful purpose.
- 5 Not to permit any tax, assessment, lien, or encumbrance to exist at any time.
- 6 Mortgagee is authorized to pay all real property taxes assessed against the premises and add same to the principal each of the advances to bear interest as provided in the note.
- 7 To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfactory to the mortgagee; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires.