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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-007627

Klamath County, Oregon



00319427202300076270020022

09/01/2023 08:30:30 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

After recording, return to (Name and Address):

TIMOTHY FARLEY
4632 DENVER AVE
KLAMATH FALLS OR 97603

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

TIMOTHY FARLEY
4623 DENVER AVE
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,

TIMOTHY FARLEY

owner of the real property described below,
whose address is 4623 DENVER AVE 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):

SEE EXHIBIT A ATTACHED -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)
I designate Monty HARDT - Holly HARDT

whose mailing address, if available, is Box 825 KLAMATH FALLS OR 97601

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

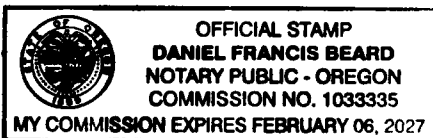
whose mailing address, if available, is

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 September 1st, 2023

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 1st, 2023
by Timothy Farley Sr.

Notary Public for Oregon

My commission expires Feb. 6, 2027

*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)).

EXHIBIT A

2022-007805

Klamath County, Oregon

After recording return to:

Leila Jean Farley, 802 N. Imperial Way, Boise, ID 83702



06/24/2022 10:46:47 AM

Fee: \$87.00

Until a change is requested all tax statements

shall be sent to the following address:

Leila Jean Farley, 802 N. Imperial Way, Boise, ID 83702

STATUTORY WARRANTY DEED

THIS DEED, made this 20th, day of April, 2022, between **Leila Jean Farley**, Grantor, and **Timothy Farley**, Grantee.

WITNESSETH, that the Grantor, for and in consideration of Good and Valuable Consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Beginning at a point in the centerline of a 60' roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears South 89°44 1/2' West along the said roadway centerline 1485.2' to a point in the West Boundary of the said Section 11 and North 0° 13 1/2' West 1662.5' to the said Section corner and running thence North 0° 01' West 331.4' to a point in the Northerly boundary of the said N1/2 SE1/4 NW1/4 of Section 11; thence North 89° 47' East along said boundary line 65.7'; thence South 0° 01' East 331.3', more or less, to an intersection with the centerline of the above-mentioned roadway; thence South 89° 44 1/2' West along said roadway centerline 65.7' more or less, to said point of beginning.

Property Address: 4632 Denver Ave., Klamath Falls, Oregon 97603

The above-described property is free of encumbrances except all those items of record, if any, as the date of this deed and those shown below, if any.

None.

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 Version 1.2 – July 31, 2015 Page 2 of 3 IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.