



00319987202300080930030035

09/15/2023 01:11:46 PM

Fee: \$92.00

Returned at Counter

<b>INSTRUMENT PREPARED BY:</b> Carla Christine Thomas 20990 Adams Point Road Merrill, Oregon 97633	
<b>RETURN INSTRUMENT TO:</b> Carla Christine Thomas 20990 Adams Point Road Merrill, Oregon 97633	
<b>MAIL TAX STATEMENTS TO:</b> No Change	
	Space Above for Recorder's Use

**TRANSFER-ON-DEATH DEED**  
(O.R.S. §§ ORS 93.948 TO 93.979)

**NOTICE TO OWNERS**

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.

**TAX STATEMENT**

Until a change is requested, the county clerk shall send tax statements to the Transferors' identified address.

**IDENTIFYING INFORMATION**

Transferors making this deed:

Name Mailing Address

Rickey Lee Thomas 20990 Adam Point Road  
PO Box 123  
Merrill, Oregon 97633

Carla Christine Thomas  
20990 Adam Point Road  
PO Box 123  
Merrill, Oregon 97633

Legal description of the property:

**See Exhibit "A" attached hereto**

**DESIGNATED BENEFICIARIES**

We designate the following beneficiary if the beneficiary survives us:

Name Address

Kody Lee Thomas 7868 Rancho Fanita Drive  
Santee, California 92071

*Kadyn Joseph Thomas  
20990 Adams Point Road Merrill, Or. 97633*

Kadyn Joseph Thomas 20990 Adams Point Road  
Merrill, Oregon 97633

If a Designated Beneficiary predeceases us, is treated under the inheritance laws of the State of Oregon as having predeceased us, or is otherwise not legally in existence at the time of our death, that Designated Beneficiary's interest will pass to the remaining Designated Beneficiary.

**ALTERNATE BENEFICIARY**

If all Designated Beneficiaries predecease us, are treated as having predeceased us, or are otherwise not legally in existence at the time of our death, the Property will pass to the following alternate beneficiary ("Alternate Beneficiary"):

Name Address

Ryklyn Hanais Thomas 2108 Rosicky Ave.  
Malin, Oregon 97632

**FORM OF CO-OWNERSHIP**

If, on the death of the last of the Transferors to die, this Transfer-on-Death Deed transfers the Property to more than one natural person, all natural persons who are Designated Beneficiaries or Alternate Beneficiaries will hold title as joint tenants with right of survivorship.

**TRANSFER ON DEATH**

Upon the death of the last of us to die, we transfer our interest in the described property to the beneficiaries as designated above.

Before the death of the last of us to die, any Transferor may revoke this deed.

**RETURN OF DEED**


After recording, the county clerk shall return the deed to:


Carla Christine Thomas  
20990 Adams Point Road  
Merrill, Oregon 97633

**SIGNATURE OF TRANSFERORS MAKING THIS DEED**

Signed by the Transferors, Rickey Lee Thomas and Carla Christine Thomas, on

Sept 15, 2023

  
Rickey Lee Thomas

  
Carla Christine Thomas

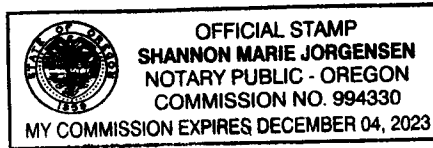
STATE OF OREGON  
CITY/COUNTY OF Wallowa

This instrument was acknowledged before me on September 15<sup>th</sup>, 2023, by Rickey



Lee Thomas.

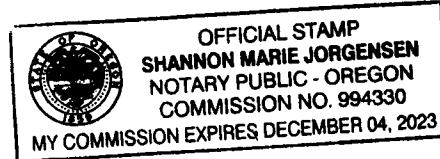
*Shannon Marie Jorgensen*  
Notary Public  
Printed Name: *Shannon Marie Jorgensen*  
My Commission Expires: *December 04, 2023*



STATE OF OREGON  
CITY/COUNTY OF Klamath

This instrument was acknowledged before me on September 15<sup>th</sup>, 2023, by Carla Christine Thomas.

*Shannon Marie Jorgensen*  
Notary Public  
Printed Name: *Shannon Marie Jorgensen*  
My Commission Expires: *December 04, 2023*



OFFICIAL STAMP  
SHANNON MARIE JORGENSEN  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 994330  
PIRES DECEMBER 04, 2023

**Exhibit "A"**  
**Legal Description**

PARCEL 1 OF LAND PARTITION 12-93 SITUATED IN THE N1/2 OF THE NE1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

<b>RECORDING COVER SHEET</b>	
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting the first-page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.	
<b>AFTER RECORDING RETURN TO:</b> Carla Christine Thomas 20990 Adams Point Road Merrill, Oregon 97633	
<b>MAIL TAX STATEMENTS TO:</b> Carla Christine Thomas 20990 Adams Point Road Merrill, Oregon 97633	
	Space Above for Recorder's Use

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234(A)**

Transfer-on-Death Deed

**DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Rickey Lee Thomas and Carla Christine Thomas, husband and wife, with an address of 20990 Adam Point Road, PO Box 123, Merrill, Oregon 97633

**INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Kody Lee Thomas, a man, with an address of 7868 Rancho Fanita Drive, Santee, California 92071 and Kady Joseph Thomas, a man, with an address of 20990 Adams Point Road, Merrill, Oregon 97633