

2023-009227

Klamath County, Oregon

RECORDING COVER SHEET

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 first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00321360202300092270040048

10/26/2023 10:42:00 AM

Fee: \$97.00

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

JANICE FIX

PO BOX 908

YACHATS OR 97498

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

TRANSFER ON DEATH DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

JANICE FIX

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

NALYNN BAREMORE AND ISAIAH ANDERSON

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

JANICE ~~FIX~~ FIX

PO BOX 908

YACHATS OR 97498

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of: GRANTOR

To correct: LEGAL DESCRIPTION

Previously recorded in Book/Volume 2022 and Page 13256

, or as Fee number _____

2022-013256

Klamath County, Oregon

11/14/2022 08:31:02 AM

Fee: \$87.00

Owner's Name and Address:

Janice Fix
PO Box 908
Yachats, OR 97498

Beneficiary's Name and Address:

Nalynn Baremore
Isaiah Anderson
PO Box 908
Yachats, OR 97498

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

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.

AFTER RECORDING RETURN TO: Yaquina Law, LLC, PO Box 1987, Newport, OR 97365

Until a change is requested, all tax statements are to be sent to the following address: NO CHANGE

KNOW ALL BY THESE PRESENTS that I, Janice Fix, 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 Lincoln County, State of Oregon, described as follows:

S1/2, NE1/4, SW1/4, NW1/4 of Section 19, Township 25 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon. Five acres more or less. Subject to a thirty feet (30 f.t.) wide easement along East boundary, and a fifteen feet (15 f.t.) wide easement along South boundary, for mutual roadway use. Subject to a power utility easement. Subject to other easements, reservations and restrictions of record.

Account No.: 160881

Tax Map: 2508-01900-03600

PRIMARY BENEFICIARY: I designate Nalynn Baremore and Isaiah Anderson whose mailing address is PO Box 908, Yachats, OR 97498, as my primary beneficiaries, share and share alike.

TRANSFER ON DEATH: At my death, I transfer my interest in the described property to the beneficiaries as designated above. Before my death, I have the right to revoke this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on November 11, 2022.


Janice Fix

State of Oregon

County of Klamath

I hereby certify that instrument #2022-013256,
recorded on 11/14/2022, consisting of 2 page
(s) is a correct copy as it appears on record at
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: October 26th, 2023

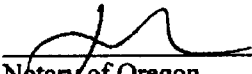


Rochelle Long



State of Oregon)
) ss.
County of Lincoln)

This instrument was acknowledged before me on November 11, 2022, by Janice Fix.



Notary of Oregon
My commission expires: July 20, 2026



1278-19836

54638

WARRANTY DEED-SURVIVORSHIP

Vol. 177 Page 19836

KNOW ALL MEN BY THESE PRESENTS, That Patrick K. Curran & Lynda L. Curran, 4880 Liberty Road, Dallas, Oregon 97338, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard Allen Fix & Janice 933 Elizabeth Street, Eugene, Oregon 97402, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot #20: S½ NE¼ SW¼ NW¼ Section 19, TWP25S, R8E, W.M. Five acres M or L. Subject to a thirty foot (30 ft.) wide easement along East boundary, and a fifteen foot (15 ft.) wide easement along South boundary, for mutual roadway use. Subject to a power utility easement. Subject to reservations and restrictions of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,250.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.130.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of September, 1978. If a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

Not created by a corporation, within a corporate seal

STATE OF OREGON,

County of Polk

8-21-1978

Personally appeared the above named Patrick K. Curran & Lynda L. Curran

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires 9-14-80

STATE OF OREGON, County of Polk

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

Patrick K. Curran & Lynda L. Curran 4880 Liberty Road, Dallas, Oregon 97338

Richard Allen Fix & Janice Gail Fix 933 Elizabeth Street, Eugene, Oregon 97402

Mr. & Mrs. Richard Allen Fix 933 Elizabeth Street, Eugene, Oregon 97402

Mr. & Mrs. Richard Allen Fix 933 Elizabeth Street, Eugene, Oregon 97402

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of September, 1978, at 4:15 o'clock P.M., and recorded in book 1778 on page 19836 or at its reel number 54638. Record of Deeds of said county.

Witness my hand and seal of County of Klamath.

Wm. D. Milne

Recording Officer Deputy

Fee \$3.00