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



2023-009378

Klamath County, Oregon



00321537202300093780010016

10/31/2023 11:08:46 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Marilyn Kay Calhoun

2860 Frontage Road

Klamath Falls, OR 97601

Owner's Name and Address

Jessica Ann Matea Guffee

2536 Reclamation Ave.

Klamath Falls, OR 97601

Beneficiary's Name and Address

After recording, return to (Name and Address):

Marilyn Calhoun

2860 Frontage Rd.

Klamath Falls, OR 97601

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

Marilyn Calhoun

2860 Frontage Road

Klamath Falls, OR 97601

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, Marilyn Kay Calhoun

, owner of the real property described below,
whose address is 2860 Frontage Road, Klamath Falls, OR 97601upon 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):

LP 17-02 PARCEL 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Jessica Ann Matea Guffee

whose mailing address, if available, is 2536 Reclamation Ave, Klamath Falls, OR 97601

as my primary beneficiary* if that person survives me.

(Optional) I designate Shylee Ann Matea Guffee

whose mailing address, if available, is 2536 Reclamation Ave, Klamath Falls, OR 97601

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.

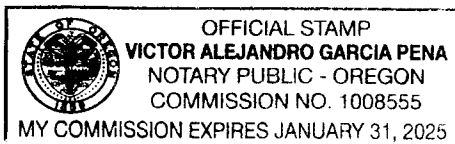
IN WITNESS WHEREOF, the undersigned has executed this instrument on

OCTOBER 27th 2023

Marilyn Calhoun

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on October 27th, 2023
by Marilyn Kay Calhoun

Zita Alejandra Garcia Pena

Notary Public for Oregon

My commission expires 01-31-2025

*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)).

Returned at Counter