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



Returned at Counter

2023-009628

Klamath County, Oregon



00321831202300096280020024

11/07/2023 02:14:04 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

SHERRIE D CROSS
4551 DOUGLAS AVE
KLAMATH FALLS OR 97601
Owner's Name and Address
SEE REVERSE

Beneficiary's Name and Address

After recording, return to (Name and Address):

DENISE CROSS
4551 DOUGLAS AVE
K. FALLS, OR 97601

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

DENISE CROSS
4551 DOUGLAS AVE
K. 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, SHERRIE D. CROSS

owner of the real property described below,
whose address is 4551 DOUGLAS AVE KLAMATH FALLS, OR 97601

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):

PARCEL 1: THE NORTHERLY 40 FEET OF THE SOUTHWESTERLY 80 FEET OF LOTS 27, 28 AND 29, BLOCK 24, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

CONTINUED REVERSE

I designate THOMAS JAMES BHARA BENNETT III @ 2307 OAK AVE. KLAMATH FALLS OR. 97601 - AND - KATRINA ELIZABETH ARMSTRONG
whose mailing address, if available, is AS CUSTODIAN FOR JAYMIN SCOTT LEE BENNETT UNTIL NOV. 4, 2033

as my primary beneficiary* if that person survives me.

(Optional) I designate

DANIELLE LYNETTE BENNETT

whose mailing address, if available, is 2307 OAK 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 11-7-2023

N. Cross

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Nov. 7, 2023by Sherrie Denise Cross

CATHY S MASON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1011649
MY COMMISSION EXPIRES APRIL 26, 2025

Notary Public for Oregon

My commission expires April 26, 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)).

BENEFICIARY'S NAME AND ADDRESS

THOMAS JAMES BENNETT III @ 2307 OAK AVE. KLAMATH FALLS, OR 97601 - AND - KATRINA ELIZABETH ARMSTRONG AS CUSTODIAN FOR JAYMIN SCOTT LEE BENNETT @ 4514 DOUGLAS AVE. KLAMATH FALLS, OR 97601

Legal description of Property continued:

PARCEL 2: LOTS 27, 28, AND 29, BLOCK 24 INDUSTRIAL ~~ADDT~~ ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS: ~~2307 OAK AVE KLAMATH FALLS, OR 97601~~
EXCEPTING THEREFROM THE SOUTHERLY 80 FEET
COMMONLY KNOWN AS: 2307 OAK AVE. KLAMATH FALLS, OR 97601

NOTE: THIS REVOKES TOD 2022-9191