

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



2023-009629
Klamath County, Oregon



11/07/2023 02:14:23 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

SHERRIE CROSS
4551 DOUGLAS AVE
KLAMATH FALLS OR 97601

Owner's Name and Address

SEE ON REVERSE

Beneficiary's Name and Address

After recording, return to (Name and Address):
SHERRIE CROSS
SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name and Address):
SHERRIE CROSS
SAME AS ABOVE

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 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):

LOT 7, BLOCK 8, STEWART ADDITION IN THE CITY OF
KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE
OF OREGON
COMMONLY KNOWN AS 4551 DOUGLAS AVE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate SEE BENEFICIARY'S ON REVERSE

whose mailing address, if available, is

as my primary beneficiary* if that person survives me.

(Optional) I designate DANIELLE LYNETTE BENNETT FOR
EITHER BENEFICIARY

whose mailing address, if available, is 2307 DAK AVE KLAMATH FALLS OR 97601

as my alternate beneficiary** if that person survives me.

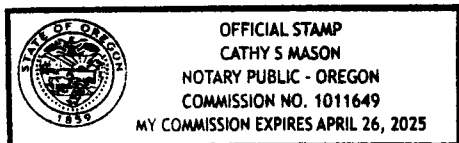
Before my death, I have the right to revoke this deed.

(Optional) SPECIAL TERMS:

In construing this instrument, where the context so requires, the singular includes the plural. 11-7-2023
IN WITNESS WHEREOF, the undersigned has executed this instrument on

Sherrie Cross

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



Cathy Mason
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 (93.968); (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~~ TOD PORTINUED
BENEFICIARY'S NAMES AND ADDRESS

THOMAS JAMES D'HARA BENNETT III
2307 OAK AVE ~~KA~~ KLAMATH FALLS, OR 97601

and

KATRINA ELIZABETH ARMSTRONG AS CUSTODIAN
FOR JAYMIN SCOTT LEE BENNETT
UNTIL NOVEMBER 4, 2033

MOTHER AND SON BOTH @ ~~2307~~ 4514 DOUGLAS AVE
~~97601~~ KLAMATH FALLS, OR. 97601

NOTE: THIS REVOKES TOD 2022-9190