

2023-009801

Klamath County, Oregon



00322034202300098010040044

11/13/2023 03:39:58 PM

Fee: \$97.00

NAME OF THE TRANSACTION:

Transfer on Death Deed

TAX STATEMENTS:

Carmen Roy
5153 Briana Drive
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Jessica F. Cherry
Merrill O'Sullivan LLP
805 SW Industrial Way, Ste. 5
Bend, OR 97702

TRANSFER-ON-DEATH DEED

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.

Identifying Information:

Owner Making This Deed:

Printed name: Carmen Roy
Mailing address: 5153 Briana Drive
Klamath Falls, Oregon 97603

Consideration:

The consideration for this transfer is other value given or promised. This deed is given for estate planning purposes.

Legal Description of the Property:

The real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Primary Beneficiary:

I designate the following beneficiaries in equal shares if the beneficiaries survive me:

Printed name: John M. Roy
Mailing address: 5617 Mudry Ct.
Fort Polk, LA 71459

TRANSFER ON DEATH DEED

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Returned at Counter

Printed name: Peter J. Roy
Mailing address: 460 Monmouth St.
Independence, OR 97351

Printed name: Melanie Beachy
Mailing address: 1637 Tules Creek Rd.
Hardinsburg, KY 40143

Printed name: Cindy M. Schmeck
Mailing address: 6575 Old Fort Rd.
Klamath Falls, OR 97601

Printed name: Melissa Roy
Mailing address: 9626 Kestrel Rd.
Klamath Falls, OR 97601

Printed name: Mary C. Roy
Mailing address: 5153 Briana Dr.
Klamath Falls, OR 97603

Alternate Beneficiary:

If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me:

Printed name: Sabrina Pavel
Mailing address: 1612 SE 10th Pl.
Candy, OR 97013

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 TO 195.336; SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007; SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009; AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND-USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING

EXHIBIT A

Real property commonly known as 5153 Briana Drive, Klamath Falls, OR 97603, more particularly described as follows:

Lot 65 Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, ORS 195.301, AND ORS 195.305 TO 195.336; SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007; SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009; AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

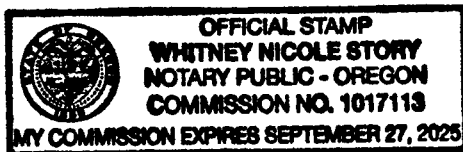
SIGNATURE OF OWNER MAKING THIS DEED

DATED this 20th day of October, 2023.

Carmen Roy
Carmen Roy

STATE OF OREGON)
) ss.
County of Klamath)

On this 20th day of October, 2023, personally appeared the above-named Carmen Roy, and acknowledged the foregoing instrument to be her voluntary act and deed.



Whitney N. Story
Notary Public for Oregon