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



2023-010269

Klamath County, Oregon



00322588202300102690010010

11/29/2023 02:15:48 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USERuth E. WATSON
7115 TURNER COURT
KLAMATH FALLS, OR 97603
Owner's Name and AddressDiane M. Smith
1111 PRESCOTT
KLAMATH FALLS, OR 97601
Beneficiary's Name and Address

After recording, return to (Name and Address):

Ruth E. WATSON
7115 TURNER COURT
KLAMATH FALLS, OR 97603

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

Ruth E. WATSON
7115 TURNER COURT
KLAMATH FALLS, OR 97603**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, Ruth E. Watsonowner of the real property described below,
whose address is 7115 TURNER COURT, Klamath Falls, OR 97603upon 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):Lots 46 and 47 in Block 1 of tract No. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the county clerk of Klamath County, OREGON; Together with a 1992 mobile home, plate # X214156I designate Diane M. Smith (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)whose mailing address, if available, is 1111 Prescott Klamath Falls, OR 97601

as my primary beneficiary* if that person survives me.

(Optional) I designate N/A

whose mailing address, if available, is

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 11-27-2023Ruth E. WatsonSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 11/27/2023
by Ruth E. WatsonOFFICIAL STAMP
HEIDI C JAMES
NOTARY PUBLIC-OREGON
COMMISSION NO. 1006474
MY COMMISSION EXPIRES DECEMBER 07, 2024

Notary Public for Oregon

My commission expires 12/07/2024

*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)).