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



2024-001438

Klamath County, Oregon



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02/23/2024 03:28:43 PM

Fee: \$92.00

After recording, return to (Name and Address):

LORI H POOLE
 7500 BETA LANE
 KLAMATH FALLS, OR 97603

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

NO change

[SPACE RESERVED FOR RECORDER'S USE]

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

I, Elbert G. Henderson

whose mailing address is 6724 Eberlein Ave, Klamath Falls, OR 97603

_____, owner of the real property described below, upon my death, do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, State of Oregon, legally described (check one): ☒ as set forth on the attached Exhibit A, and incorporated by this reference; ☐ as follows:

I designate Annette Marie Henderson

whose mailing address, if available, is 2021 Ohio Ave, Klamath Falls, OR 97601

as my primary beneficiary* if that person survives me.

(Optional) I designate Lisa M Withbrodt, Lori H Poole, Joshua James Henderson

whose mailing address, if available, is 6724 Eberlein Ave, Klamath Falls, OR 97603; 7500 Beta Lane, Klamath Falls, OR 97603; and 4173 George Ave. #4, San Mateo, CA 94403, respectively.

*ORS 93.951(2) requires that the beneficiary or beneficiaries must be specifically identified by name, rather than as part of a class.

**ORS 93.953(2) states that an individual may designate one or more alternate beneficiaries if the primary beneficiary or beneficiaries are not qualified to take the property at the time of death or do not survive the transferor.

PUBLISHER'S NOTE: ORS chapter 93 provides that Transfer on Death deeds: (a) Transfer only property that the transferor still owns at time of death, and transfer equal shares with no right of survivorship when multiple beneficiaries are named (93.959); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.951), but do not need to be delivered to designated beneficiaries (93.953); (d) Transfer property without any warranties or covenants of title and subject to the debts of the decedent as well as any liens, mortgages and/or other interests to which the property is subject at time of death (93.959).



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 _____

Elbert Henderson

STATE OF OREGON, County of Klamath) ss.
This record was acknowledged before me on February 22nd, 2024
by Oregon State, ID Elbert G Henderson
Kylie A Thompson
Notary Public for Oregon
My commission expires Nov. 01, 2024

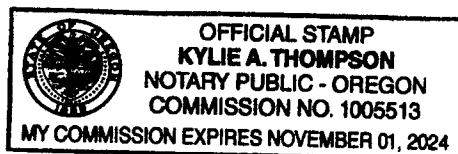


EXHIBIT A

~~EXHIBIT "C"~~

A tract of land situated in Lots 2, 3, 4, and 5 of the Re-Subdivision of blocks 25 to 32 of ALTAMONT RANCH TRACTS,

Beginning at the Southwest corner of Lot 5 of said Re-Subdivision; thence North 135 feet along the West line of Lot 5 to the true point of beginning; thence East 170 feet; thence South 135 feet to the North line of Anderson Avenue; thence East along the North line of Anderson Avenue to the center line of Avalon Avenue; thence North along said center line to the Southerly right-of-way line of the Great Northern Railway as now located; thence Northwesterly along said right-of-way to the West line of Lot 2 of said subdivision; thence South along the West line of Lots 2, 3, and 4 & 5 of said subdivision to the point of beginning, including vacated portion of Avalon Avenue West of the center line and South of Great Northern Railway's right-of-way.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recorded February 15, 1961, in Volume 327, page 339, Deed records of Klamath County, Oregon.