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



2024-001713

Klamath County, Oregon



00325749202400017130030030

03/06/2024 11:46:55 AM

Fee: \$92.00

After recording, return to (Name and Address):

Michael and Jill Gottlieb  
 37849 Lakeland Rd.  
 Chiloguin, OR 97624

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

Michael and Jill Gottlieb  
 37849 Lakeland Rd.  
 Chiloguin, OR 97624

[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, Michael Gottlieb and Jill Gottlieb

whose mailing address is 37849 Lakeland Rd.  
 Chiloguin, OR 97624

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 Faith Simpson

whose mailing address, if available, is 2014 Quebec Terrace  
 Santa Rosa, CA 95404

as my primary beneficiary\* if that person survives me.

(Optional) I designate

whose mailing address, if available, is

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

\*ORS 93.961(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 (93.969); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.961), but do not need to be delivered to designated beneficiaries (93.963); (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 (93.969).



2022-012782  
Klamath County, Oregon  
10/28/2022 08:44:02 AM  
Fee: \$87.00

THIS SPACE RESERVED

After recording return to:

Michael Gottlieb and Jill Gottlieb

37849 Lakeland Rd.

Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:

Michael Gottlieb and Jill Gottlieb

37849 Lakeland Rd.

Chiloquin, OR 97624

File No. 566256AM

*Exhibit A*

### STATUTORY WARRANTY DEED

**Angela Louise Mendoza, Trustee of the Angela Louise Mendoza Trust dated March 20, 2015,**

Grantor(s), hereby convey and warrant to

**Michael Gottlieb and Jill Gottlieb, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 1, 2, 3, and 38, Block 13 of OREGON SHORES SUBDIVISION-TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$320,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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 3/6/24

*M. Gottlieb*  
*Jill Gottlieb*

*M. Gottlieb*  
*Jill Gottlieb*

STATE OF OREGON, County of Klamath, ss.  
This record was acknowledged before me on March 6, 2024  
by Michael Gottlieb and Jill Gottlieb



*Lisa M. Kessler*  
Notary Public for Oregon  
My commission expires October 17, 2026

Unofficial Copy