

2024-001715

Klamath County, Oregon



00325755202400017150040043

03/06/2024 12:57:49 PM

Fee: \$97.00

After recording, return to:

Deborah Ann Johnson

*This space reserved for use by the County Recording Office.***Oregon Transfer on Death Deed**

(ORS 93.948 (URPTDA 1) to 93.979 (Relation to Electronic Signatures in Global and National Commerce Act))

**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.

**TAX STATEMENT**

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

248 Mountain View Blvd, Klamath Falls, OR 97601

**IDENTIFYING INFORMATION**

Owner or Owners Making This Deed (Grantor or Grantors):

Name: Deborah Ann Johnson

Address: 248 Mountain View Blvd, Klamath Falls, OR 97601

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**LEGAL DESCRIPTION**

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

**PRIMARY BENEFICIARY**

I designate the following beneficiary if the beneficiary survives me (Grantee):

Name: Jillian Lynn Moulton

Address: 4 N Ledge Loop, Croton on Hudson, NY 10520

**ALTERNATE BENEFICIARY**

If my Primary Beneficiary does not survive me, I designate the following alternate beneficiary if the beneficiary survives me (Grantee):

Name: Jarod Edward Johnson

Address: 140 Vista Grande Loop, Lorena, TX 76655

**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.

**SPECIAL TERMS (OPTIONAL)**

Villian Moulton and Jarod Johnson will co-own equal partners.

**SIGNATURE OF THE OWNER OR OWNERS MAKING THIS DEED**

Signature: Deborah Ann Johnson Date: 3-6-24  
Printed Name: Deborah Ann Johnson

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

# NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon }  
County of Klamath }

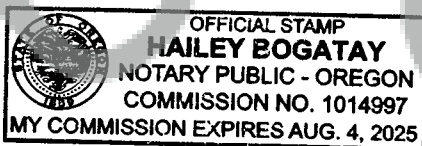
On MARCH 6, 2024, before me, Hailey Bogatay (insert name and title of the officer), personally appeared Deborah Johnson (seller's name) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within the Transfer on Death Deed and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: [Signature]  
Print Name: Hailey Bogatay  
My Commission Expires: August 4, 2025

(seal)



2007-002709  
Klamath County, Oregon



After recording return to:  
John E. Johnson and Debora A.  
Johnson  
248 Mountain View Blvd.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
John E. Johnson and Debora A.  
Johnson  
248 Mountain View Blvd.  
Klamath Falls, OR 97601  
File No.: 7021-975375 (ALF)  
Date: February 09, 2007

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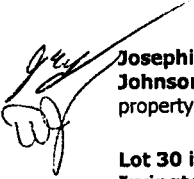


02/15/2007 03:22:24 PM

Fee: \$26.00

Exhibit A

### STATUTORY WARRANTY DEED

 **Josephine Lillain Rizkovsky, Grantor, conveys and warrants to John E. Johnson and Debora A. Johnson, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 30 in Block 2 of Tract 1145, Nob Hill Replat, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$345,000.00**. (Here comply with requirements of ORS 93.030)