

2024-002039

Klamath County, Oregon

**APPLICATION FOR RECORDING MANUFACTURED
HOME AS REAL PROPERTY**

After recording return to:

Diane Smith
7115 Turner Ct - Klamath Falls OR 97603

00326193202400020390020021

03/18/2024 02:06:00 PM

Fee: \$87.00

Send all future tax bills to:

Diane Smith
7115 Turner Ct - Klamath Falls OR 97603Check appropriate box: ☐ New home ☒ Existing home - X Plate Number (if applicable) _____**LEGAL DESCRIPTION OF MANUFACTURED STRUCTURE**

1992 YEAR	MAKE <u>SAND</u>	HUD number	WAFLM31C099785W VEHICLE IDENTIFICATION NUMBER (VIN)	65 WIDTH	26 LENGTH
266333 Home ID	873260 County ID Number	7115 Turner Ct - Klamath Falls OR 97603 Situs Address			

Legal description per ORS 93.600 or reference number of previously recorded deed: (attach additional sheets if needed)

Map and Tax Lot Number: _____

PRINTED NAME OF OWNER(S)

Diane M Smith

PRINTED NAME OF OWNER(S) (For additional owners, attach a second sheet)

MAILING ADDRESS (If different than situs address)

7115 Turner Ct - Klamath Falls OR 97603

SECURITY INTEREST HOLDER NAME AND ADDRESS (If no security interest holder, write "none." Attach additional sheet if needed.)

None**ACKNOWLEDGMENT**

County Assessor/Tax Collector or Escrow Officer

3/18/2024

Date

CERTIFICATION

I certify that in accordance with ORS 446.626:

- The same person owns the manufactured structure and the real property as described above on which the manufactured structure is or will be situated **OR**
- The owner of the manufactured structure holds a recorded leasehold estate of 20 or more years of the land;
- The manufactured structure is or will be affixed to the real property and subject to taxation by the county in which it is located as an improvement to the real property;
- Each person with a security interest in the manufactured structure and each person with a security interest in the real property approves the exemption from ownership document; and
- This certification is being submitted for recording to the county clerk for the county in which the real property is located. A copy of said recorded document is being provided to the County Assessor in addition to the State of Oregon Building Codes Division, or one of its county agents along with the County Manufactured Home Notification and Tax Certification Form for Used Homes and a Manufactured Home Bill of Sale/Change Application.

X SIGNATURE OF OWNER

Diane M Smith

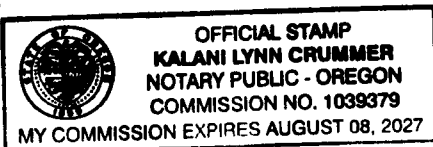
X SIGNATURE OF OWNER

State of Oregon, County of KlamathThe foregoing instrument was acknowledged before me this 18 day of March, 2024 by
Diane M Smith

Signature of Notary Public

Kalani CrummerMy commission expires: Aug 8th 2027

440-5176 (1/17/COM)



BL

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 USE

Returned at Counter

Ruth E. WATSON

7115 TURNER COURT

Klamath Falls, OR 97603

Owner's Name and Address

Diane 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. Watson

owner of the real property described below,
whose address is 7115 TURNER COURT, Klamath Falls, OR 97603

upon 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 #X214156

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

I designate Diane M. Smith

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 11/27/2023by Ruth E. Watson

OFFICIAL 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."
**93.963(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 (93.968); (b) Are always revocable (93.965); (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)).