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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2024-002558

Klamath County, Oregon



00326842202400025580020025

04/05/2024 11:42:43 AM

Fee: \$87.00

After recording, return to (Name and Address):

James L Walden  
 147018 Bills Road  
 Gilchrist, OR 97737

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

James L Walden  
 147018 Bills Road  
 Gilchrist, OR 97737

(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, JAMES LOREN WALDEN

whose mailing address is 147018 Bills Road, Gilchrist, OR 97737

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:

Lot 12 in Block 9, Jack Pine Village, Klamath County, OR.

Situs Address: 147018 Bills Road, Gilchrist, OR 97737

I designate SUSAN JOYCE WALDEN

whose mailing address, if available, is 281 NW Greenwood Avenue, Redmond, OR 97756

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 93.963(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).



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.

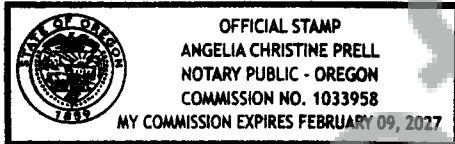
IN WITNESS WHEREOF, the undersigned has executed this instrument on

3/6/2024

James L. Walden  
JAMES LOREN WALDEN

STATE OF OREGON, County of <sup>WAP</sup>~~Klamath~~ Deschutes, ss.

This record was acknowledged before me on March 6, 2024  
by JAMES LOREN WALDEN



Angela Prell  
Notary Public for Oregon

My commission expires February 9, 2027

Unrecorded Copy