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



2024-002918

Klamath County, Oregon



00327295202400029180030038

04/17/2024 03:56:25 PM

Fee: \$92.00

After recording, return to (Name and Address):

ANN C. WILKERSON
3870 STURDIVANT AVE,
KLAMATH FALLS
OR 97603

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

ANN C. WILKERSON
3870 STURDIVANT AVE,
KLAMATH FALLS
OR 97603

(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, ANN WILKERSON

whose mailing address is 3870 STURDIVANT 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 WAYNE D. WILKERSON BORN: APRIL 1, 1972

whose mailing address, if available, is 5028 HEMPHILL DRIVE SE, OLIMPIA,
WA 98513

as my primary beneficiary* if that person survives me.

(Optional) I designate KYLE WILKERSON BORN: DECEMBER 12, 1996

whose mailing address, if available, is 5028 HEMPHILL DRIVE SE, OLIMPIA
WA 98513

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).

EXHIBIT A

2018-013386

Klamath County, Oregon



00231347201800133860010011

11/01/2018 02:04:30 PM

Fee: \$82.00

TRANSFER ON DEATH DEED

Until a change is requested, the county clerk shall send tax statements to the following address:

Ann Wilkerson
3870 Sturdivant Ave.
Klamath Falls, OR 97603

Owner or Owners Making This Deed:

Printed name: Ann Wilkerson

Mailing address: 3870 Sturdivant Ave., Klamath Falls, Oregon 97603

Legal description of the property:

The Easterly 30 feet of Lot 14 and the Westerly 45 feet of Lot 15, Burnsedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account # 3909-10DB-8560

I designate the following beneficiaries equally if the beneficiary survives me:

Printed name: Wayne David Wilkerson;	Born: April 1, 1972
Kisa Ann Keiser;	Born: June 30, 1992
Kyle Wilkerson;	Born: December 12, 1996

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.

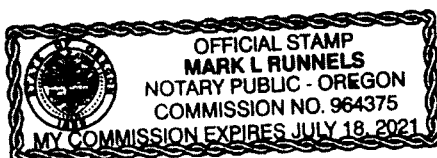
After recording, the county clerk shall return the deed to: Ann Wilkerson

Signature: Ann C. Wilkerson Date: 11-1-18

State of Oregon

County of Klamath

This instrument was acknowledged before me on November 1, 2018 by Ann Wilkerson.



Mark L. Runnels

Notary Public for Oregon

My Commission Expires: 7/18/2021



Before my death, I have the right to revoke this deed.

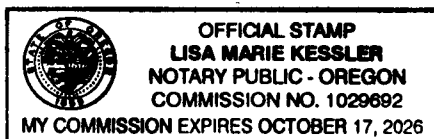
(Optional) SPECIAL TERMS: _____

In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on APRIL 17th 2024

Ann C. Wilkerson

STATE OF OREGON, County of Klamath ss.
This record was acknowledged before me on April 17, 2024
by Ann Wilkerson



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