

Neal Buchanan

GRANTOR NAME AND ADDRESS

SUZANNE G. SMITH
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

BENEFICIARY NAME AND ADDRESSES

TAMARA LEE SMITH
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

SUZANNE G. SMITH
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED**SEND TAX STATEMENTS TO**

SUZANNE G. SMITH
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

TRANSFER ON DEATH DEED**2024-007304****Klamath County, Oregon****00332563202400073040020024****08/21/2024 09:20:08 AM****Fee: \$87.00**

KNOW ALL BY THESE PRESENTS that I, **SUZANNE G. SMITH**, owner of the real property described below, whose address is 505 Mt. Pitt Street, Klamath Falls, Oregon, upon my death do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property as follows, to-wit:

A parcel of land lying in that part of Block 22, Buena Vista Addition, Klamath County, Oregon, heretofore vacated and including Lot 11, part of Lot 12, and vacated alley and street adjacent thereto. Said parcel being more particularly described as follows:

Beginning at the Southwest corner of vacated Lot 11, Block 22, Buena Vista Addition, Klamath Falls, Oregon; thence North 89°44' East along the Northerly line of Mt. Pitt Street 95.0 feet; thence on the arc of a 20.0 foot radius curve to the left 31.46 feet; thence North 0°16' East along a line parallel to and 5.0 feet distant easterly from the westerly line of vacated Corvallis Street 92.0 feet; thence on the arc of a 125.0 foot radius curve to the right (the long chord of which bears North 5°55' East 24.61 feet) 24.65 feet; thence North 78°26' West 119.8 feet; thence South 0°16' West 160.0 feet to the point of beginning.

Account #438869

Map Tax lot # 3809-019DC-05100

I designate **TAMARA LEE SMITH**, whose mailing address is 505 Mt. Pitt Street, Klamath Falls, Oregon 97601, as my beneficiary regarding the above-named property if she survives me.

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

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010.

Dated the 30th day of August, 2024.

Suzanne G. Smith
SUZANNE G. SMITH, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 30th day of August, 2024, by **SUZANNE G. SMITH**.



Katie Terrell
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3-9-27