

2024-007762

Klamath County, Oregon



00333132202400077620040047

09/05/2024 10:25:48 AM

Fee: \$97.00

Returned at Counter

After recording, return to:

Mary E Klus
5148 Briana Drive
Klamath Falls, OR 97603

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:

5148 Briana Drive Klamath Falls, OR 97603

MARY E. KLUS

IDENTIFYING INFORMATION

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

Name: Mary E Klus

Address: 5148 Briana Drive Klamath Falls, OR 97603

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: *MARK SWISHER + KATHRYN SULLIVAN*

Address: _____

30907 YUKON ST, ALBANY, OR 97321

ALTERNATE BENEFICIARY

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

Name: _____

Address: _____



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)

SIGNATURE OF THE OWNER OR OWNERS MAKING THIS DEED

Signature: Mary E. Klus Date: 9/5/2024
Printed Name: Mary E Klus

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 }

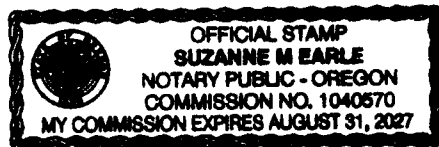
On September 5, 2024, before me, Suzanne Earle Notary (insert name and title of the officer), personally appeared Mary E. Klus (seller's name) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within the Transfer on Death Deed and acknowledged to me that 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: Suzanne M Earle
Print Name: Suzanne M Earle
My Commission Expires: August 31, 2027

(seal)



~~EXHIBIT~~ EXHIBIT A



After recording return to:
Rodney D Klus and Mary E Klus
5148 Briana Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Rodney D Klus and Mary E Klus
5148 Briana Drive
Klamath Falls, OR 97603

File No.: 7021-1656585 (TM)
Date: November 24, 2010

1st 1656585

2010-013859

Klamath County, Oregon



00093686201000138590020025

12/06/2010 03:15:54 PM

Fee: \$42.00

THIS SPACE R

STATUTORY WARRANTY DEED

Don Purio Development Company, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Rodney D Klus and Mary E Klus as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 58, Tract 1445, REGENCY ESTATES PHASE 3, 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 **\$204,000.00**. (Here comply with requirements of ORS 93.030)