

2024-007984

Klamath County, Oregon



00333410202400079840070070

09/12/2024 11:33:50 AM

Fee: \$112.00

This space reserved for use by

Recording Office

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Returned at Counter

**After recording return to:**

ORS 205.234(1)(c)

Grant Laugsand(GRANT LAUGSAND)**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Oregon Transfer on Death Deed**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Linda Kay Milligan**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Kimberly LAUGSAND  
GRANT LAUGSAND**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ 0

Other: \_\_\_\_\_

**5. Send tax statements to:**

ORS 205.234(1)(e)

Linda Kay Milligan818 WALNUT AVENUEKLAMATH FALLS OR 97601**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☒

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$ \_\_\_\_\_

**8. Previously recorded document reference:****9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Linda Kay Milliganto correct legal descriptionpreviously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number 2024-7288."

Returned at Counter

2024-007288

Klamath County, Oregon



00332541202400072880040040

08/20/2024 02:05:42 PM

Fee: \$97.00

After recording, return to:

Linda Milligan  
818 Walnut Ave  
Klamath Falls OR, 97601

*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:

Linda Kay Milligan  
818 Walnut Ave Klamath Falls OR, 97601

### IDENTIFYING INFORMATION

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

Name: Linda Kay Milligan

Address: 818 Walnut Ave Klamath Falls OR, 97601

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: Kimberly Laugsand

Address: 30031 Oneil Dr. Klamath Falls OR, 97601

### ALTERNATE BENEFICIARY

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

Name: Grant Laugsand

Address: 30031 Oneil Dr. Klamath Falls OR, 97601



**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:

*Linda Kay Milligan*

Date:

*8/20/2024*

Printed Name:

Linda Kay Milligan

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.

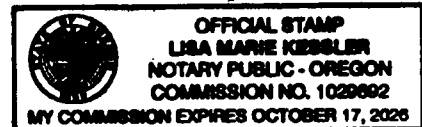
State of Oregon }  
County of Klamath }

On August 20, 2024, before me, Lisa M. Kessler (insert name and title of the officer), personally appeared Linda Kay Milligan (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: Lisa M. Kessler  
Print Name: Lisa M. Kessler  
My Commission Expires: October 17, 2026



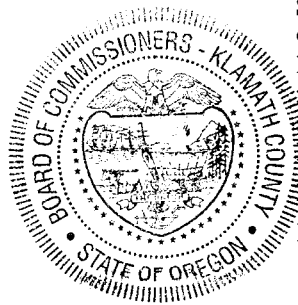
(seal)

AMP  
BOLIER  
OREGON  
. 1029892  
OCT 17, 2026

**EXHIBIT A**  
**Legal Description**

**Klamath, Block 81, Lot 3 & 4 POR, Acres 0.18**

**Klamath, Block 81, Lot 7 & 8 POR, Acres 0.02**



**State of Oregon**  
**County of Klamath**

I hereby certify that instrument #2024-007288,  
recorded on 8/20/2024, consisting of 4 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: September 11th, 2024

  
Kalani Crummer

Exhibit A

pg 1 of 2

FORM No. 633-1—WARRANTY DEED.  
1967 SR

18979

MTC 2232

141821

WILLIAM LAW FIRM, CO., PORTLAND, ORE.

Vol. M76 Page

O. E. THOMPSON, JR. and BETTY

KNOW ALL MEN BY THESE PRESENTS, That  
THOMPSON, husband and wife,hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by DONALD L. MILLIGAN and LINDA K. MILLIGAN, husband and wife.hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Beginning at a point North 38°56' East 120 feet distant from the north easterly  
corner of Block 82 in Klamath addition to Linkville (now City of Klamath Falls),  
Oregon, as shown by the duly recorded plat thereof on file and of record in the  
office of the County Clerk of Klamath County, Oregon; thence North 38°56' East  
70 feet; thence South 51°4' East 120 feet; thence South 38°56' West 130 feet;  
thence North 51°4' West 10 feet; thence North 38°56' East 60 feet; thence North  
51°4' West 110 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point N. 38°56' East 120 feet distant from the Northeasterly  
corner of Block 82 in Klamath Addition to Linkville (now City of Klamath Falls),  
as shown by the duly recorded plat thereof on file and of record in the office  
of the Clerk of Klamath County, Oregon; thence North 38°56' East 70 feet to a  
point; thence South 51°4' East 120 feet to the true point of beginning; thence  
South 38°56' West 130 feet; thence North 51°4' West 10 feet; thence North  
38°56' East 130 feet; thence South 51°4' East 10 feet; to the true point of  
beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT:  
1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable. 2. Right of  
Way to California Oregon Power Co. recorded October 1, 1925 in Volume 68, page 394,  
Dead Records of Klamath County, Oregon, and that grantor will warrant and forever defend the above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,000.00.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,000.00.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,000.00.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 13th day of September, 1976.

O. E. Thompson, Jr.  
O. E. Thompson, Jr.  
Betty Thompson  
Betty Thompson

STATE OF OREGON, County of Klamath ss. September 14th, 1976  
Personally appeared the above named O. E. Thompson, Jr. and Betty Thompson

and acknowledged the foregoing instrument to be their voluntary act and deed.

(Official Seal)

Before me: Judy B. Pabala  
Notary Public for Oregon  
My commission expires 8-12-77.

NOTE—The sentence between the symbols ( ) if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

Donald L. & Linda K. Milligan  
P. O. Box 87  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald L. Milligan  
P. O. Box 87  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
grantee as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
14 day of Sept., 1976,  
at 3:41 o'clock P.M., and recorded  
in book M 76 on page 4424 or as  
file/reel number 18979  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne  
Recording Officer

Donna De Vane  
Deputy

3:00

76 SEP 14 PM 3 41

33091  
38-12235 OP  
FRED R. KRAUEL  
Vol. 77 Page 13386

release(s) and quitclaim(s) to  
DONALD L. MILLIGAN and LINDA K. MILLIGAN, husband and wife  
all my/our right, title, and interest, if  
any, in that real property situated in Klamath County, State of Oregon,  
described as:

Beginning at a point North 38°56' East 120 feet distant from the  
Northeasterly corner of Block 82 in Klamath Addition to the City  
of Klamath Falls, Oregon; thence South 51°4' East 110 feet to the  
point of beginning; thence continuing South 51°4' East 10 ft;  
thence North 38°56' East 70 feet; thence North 51°4' West 10 feet;  
thence South 38°56' West 70 feet to the point of beginning.

77 JUL 27 AM 10 37

The true and actual consideration for this transfer is \$ to clear the chain of title.  
Dated this 20 day of June July, 1977  
Fred R. Krauel  
Fred R. Krauel

STATE OF OREGON, County of Klamath ) ss.  
On this 20 day of June July, 1977, personally appeared the above named  
Fred R. Krauel  
and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me:  
Kathy R. Mallams  
Notary Public for Oregon  
My commission expires: 6-13-80



The dollar amount should include cash plus all encumbrances existing against the property to which the  
property remains subject or which the purchaser agrees to pay or assume.  
If consideration includes other property or value, add the following: "However, the actual consideration  
consists of or includes other property or value given or promised which is part of the/the whole  
consideration." (Indicate which:)

QUITCLAIM DEED (INDIVIDUAL)  
TO  
After Recording Return to:  
Don Milligan  
823 Walnut  
Klamath Falls, ORE  
FORM TA-14 (8-77)  
TAXES - SAME AS ABOVE

STATE OF OREGON, )  
County of KLAMATH ) ss.  
I certify that the within instrument was received for record  
on the 27th day of JULY, 1977  
at 10:37 o'clock A. M. and recorded in book N77  
on page 13386 Record of Deeds of said County.  
Witness my hand and seal of County affixed.  
WM. D. MILNE  
COUNTY CLERK  
By Angel Davis Deputy  
FEE \$ 3.00