

Returned at Counter Virginia Nosal

2024-010252

Klamath County, Oregon



00336099202400102520040048

11/25/2024 12:09:37 PM

Fee: \$97.00

After recording, return to:

John and Virginia Nosal
3913 Blue Sage Ln
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:

3913 Blue sage Ln, Klamath Falls, OR 97603

IDENTIFYING INFORMATION

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

Name: John A. Nosal

Address: 3913 Blue Sage Ln, Klamath Falls, OR 97603

Name: Virginia T. Nosal

Address: 3913 Blue Sage Ln, Klamath Falls, OR 97603

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: Terrence E. Kell

Address: 516 Benson St, Medford, OR 97501

ALTERNATE BENEFICIARY

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

Name: Edna Kell

Address: 516 Benson St, Medford, OR 97501

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)

All Real property, personal property and motorized vehicles owned by John & Virginia Nosal

SIGNATURE OF THE OWNER OR OWNERS MAKING THIS DEED

Signature: John A. Nosal Date: 11-25-24
Printed Name: John A. Nosal

Signature: Virginia T. Nosal Date: 11/25/24
Printed Name: Virginia T. Nosal

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 November 25th, 2024, before me, Amanda Yearout MS22 (insert name and title of the officer), personally appeared Virginia T Nosal (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: Amanda Yearout

Print Name: Amanda Yearout

My Commission Expires: August 29, 2028, 2028

(seal)

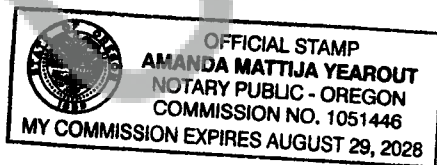


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at 1/2 inch iron pin from which the Northeast corner of the W1/2 of the NE1/4 of the NE1/4 of the SW1/4 of Section 9 bears North 00° 06' 40" East, 471.85 feet; thence South 00° 06' 40" West, 145.97 feet to a 1/2 inch iron pin; thence North 89° 27' 28" West, 328.50 feet to a 1/2 inch iron pin; thence North 00° 10' 38" East, 145.97 feet; thence South 89° 27' 28" East, 328.33 feet to the point of beginning.

Tax Account No: 3910-009C0-00500-000

Key No: 594823

Unofficial Copy