

2024-010767

Klamath County, Oregon

LABB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00336696202400107670020028

12/12/2024 02:25:47 PM

Fee: \$87.00

After recording, return to (Name and Address):

Bruce Fichtman  
329 Nevada Ave  
Klamath Falls, OR  
97601

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

Bruce Fichtman  
329 Nevada Ave  
Klamath Falls, OR  
97601

(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

1. BRUCE E. FICHTMAN and TAMMERA A. FICHTMAN

whose mailing address is 329 Nevada Ave Klamath Falls, OR 97601

\_\_\_\_\_, 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:

Lots 3, 4, 5 in Block 46 of Buena Vista Addition to The City of Klamath Falls, according to the official Plat therefore on file in the office of the County clerk of Klamath Falls county office.

Tax Account No: 3809-030AB-06500-000 Key No: 184044  
Tax Account No: 3809-030AB-06600-000 Key No: 184026  
Tax Account No: 3809-030AB-06400-000 Key No: 184053

I designate DAVID B. FICHTMAN and JORDAN E. FICHTMAN

whose mailing address, if available, is 15489 SE GRANITE CT. DAMASCUS, OR 97089

as my primary beneficiary\* if that person survives me.

(Optional) I designate \_\_\_\_\_

whose mailing address, if available, is \_\_\_\_\_

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).

Tammara Fichtman

Returned at Counter

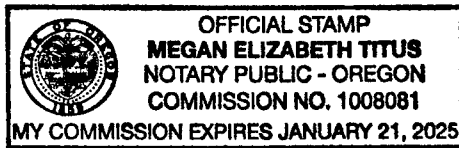


Before my death, I have the right to revoke this deed.

(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 December 12, 2024



Bruce E Fichtman  
Tammara A Fichtman

STATE OF OREGON, County of Klamath ss.  
This record was acknowledged before me on December 12, 2024  
by Known to me Bruce E Fichtman and Tammara A Fichtman  
Megan Elizabeth Titus  
Notary Public for Oregon  
My commission expires January 21, 2025