

2025-002999

Klamath County, Oregon



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04/23/2025 01:08:41 PM

Fee: \$92.00

Returned at Counter

Blank Space Above Line Reserved For Recorder's Use

PREPARED BY: Dawn Peoples, 2115 Homedale Road, Klamath Falls, OR 97603.

AFTER RECORDING, RETURN DEED AND MAIL TAX STATEMENTS TO: Denise Guzman, 5428 Independence Avenue, Klamath Falls, OR 97603.

OREGON TRANSFER ON DEATH DEED

(Or. Rev. Stat. §§ 93.948 to 93.979)

NOTICE TO OWNER:

You should carefully read all information provided on the back of the form prescribed under Or. Rev. Stat. § 93.975. 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.

IDENTIFYING INFORMATION

Owner (Transferor) Making This Deed:

Name: **Dawn Peoples**

Address: 2115 Homedale Rd, Klamath Falls, Oregon, 97603

Marital Status: Widowed

Legal description of the property:

TRACT NO. 66, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 2115 Homedale Rd, Klamath Falls, Oregon, 97603.

PRIMARY BENEFICIARY / BENEFICIARIES

Primary Beneficiary Under This Deed:

Name: **Denise Guzman**

Address: 5428 Independence Ave, Klamath Falls, Oregon, 97603

Marital Status: Single (Divorced)

ALTERNATE BENEFICIARY / BENEFICIARIES (OPTIONAL)

The following Alternate Beneficiaries are hereby designated:

Name: Franklin Peoples

Address: 4306 Anderson Ave, Klamath Falls, Oregon, 97603

Marital Status: Married

Name: Lauri Smith

Address: 13825 SW Parrett Mountain Rd, Sherwood, Oregon, 97140

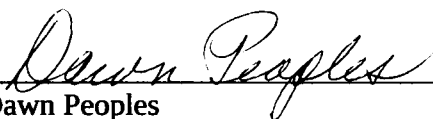
Marital Status: Married

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the Beneficiary as designated above.

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

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

Signature: 

Print Name: Dawn Peoples

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)

) ss.

County of Klamath)

On this 23rd day of April, 20 25, before me,

Brittany Creech, personally appeared,

Dawn Peoples, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument, titled Oregon Drivers License, and acknowledged to me that he she / they executed the same in his her / their authorized capacity(ies), and that by his her / their signature(s) on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed said 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.

Brittany Creech (SEAL)
Notary Signature

Brittany Creech
Notary Printed Name

My Commission Expires: January 14, 2029

