

2025-007304

Klamath County, Oregon

LABB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00346156202500073040020026

08/19/2025 10:49:22 AM

Fee: \$92.00

Returned at Counter

After recording, return to (Name and Address):

Linda Andersen  
2411 Applegate Ave.  
Klamath Falls, OR 97601

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

Linda Andersen  
2411 Applegate 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

I, Linda S. Andersen

whose mailing address is 2411 Applegate 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:

Lot G37, Block 128  
Mills Addition  
according to the official plat thereof on file in  
the office of the County clerk of  
Klamath County, Oregon

I designate Brad J. Andersen

whose mailing address, if available, is 2137 Orchard Ave  
Klamath Falls OR 97601

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

(Optional) I designate Rachel S. Andersen

whose mailing address, if available, is 4531 Minnesota Ave  
Fair Oaks, CA 95628

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).



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 August 19, 2025

Linda Andersen  
\_\_\_\_\_  
Linda Andersen  
\_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
This record was acknowledged before me on August 19, 2025  
by Linda S. Andersen

Micaiah Caldwell  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires February 20, 2028



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