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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-002474

Klamath County, Oregon



00326745202400024740030030

04/02/2024 01:12:19 PM

Fee: \$92.00

After recording, return to (Name and Address):

GARY D. HURST
3531 HILYARD AVE
Klamath Falls, OR 97603

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

GARY D. HURST
3531 HILYARD AVE
Klamath Falls, OR 97603

[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. Gary D. Hurst and Diane M. Hurst AKA Mary Diane Hurst

whose mailing address is 3531 Hilyard Ave
Klamath Falls, OREGON

97603

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 KIAMATH County, State of Oregon, legally described (check one): ☒ as set forth on the attached Exhibit A, and incorporated by this reference; ☐ as follows:

I designate Glenda Marie Hurst Johnson and
Kimberly Lynn Hurst Cody

whose mailing address, if available, is

as my primary beneficiary* if that person survives me.

(Optional) I designate Tyler Cole Menefee Justin B. Menefee
Dallas S. Schoggins

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).



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 4/2/24

Gary M. Hurst
Kliane M. Hurst

STATE OF OREGON, County of Klamath) ss.
This record was acknowledged before me on 04/02/2024
by Gary Hurst and Mary Diane Hurst

Grace Baldock
Notary Public for Oregon
My commission expires October 03, 2027



EXHIBIT 'A'
LEGAL DESCRIPTION

All that portion of Lots 11 and 12, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the southerly line of Lot 11 aforesaid at a point thereon distant 76.9 feet Westerly from the Southeasterly corner of said Lot 11; thence West along the South line of said Lot 11, a distance of 80 feet; thence North and parallel with the East line of said Lots 217.6 feet to the North line of Lot 12; thence East along said North line of said Lot, 80 feet; thence South and parallel with East line of said Lots 11 and 12, a distance of 217.6 feet, more or less to the place of beginning.

EXCEPT the Southerly 5 feet of the Westerly 80 feet of the Easterly 156.9 feet of Lot 11, Block 3, ALTAMONT ACRES, conveyed to Klamath County by Deed recorded May 19, 1961 in Book 329 at Page 577, Deed Records of Klamath County, Oregon.