TRANSFER-ON-DEATH DEED

JOINT TENANTS

Dated: _____

I, _____, (name of owner) being of competent mind and having the legal capacity to execute this document, as owner transfers on death to_____
_____
_____, as joint tenants, with full rights of survivorship, (names of beneficiaries) as grantee the following described interest in real estate:

No Revenue Stamps Required – Per Title 68 O.S. §3202 (4) *Ownership Affidavit Exempt – per Title 60 O.S. § 121 Paragraph C, Exemption #3*

THIS TRANSFER-ON-DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE OWNER. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS DEED AT ANY TIME. ANY BENEFICIARY NAMED IN THIS DEED IS HEREBY ADVISED THAT THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

The State of _____

County of _____

Before me, on this day personally appeared _____,the owner of the land described in this deed, and witnesses, respectively, whose names are subscribed below in their respective capacities, and the owner of the land declared to me and the witnesses in my presence that the deed is a revocable transfer-on-death of real estate described therein, and the witnesses declared in the presence of the owner of the real estate and in my presence that the owner of the land declared to them that the deed is a revocable transfer-on-death deed of the real estate declared therein and that the owner of the land wanted each of them to sign it as a witness, and that each witness did sign the same as witness in the presence of the owner of the land and in my presence.

_____ _____

Witness Name of Owner

_____

Witness

Subscribed and acknowledged before me by _____the owner of the land, and _____ and _____, witnesses, this _____day of _____, 20_____.

My Commission Expires: _____ _____

My Commission #: _____ Notary Public

***Note:*

Title 58§1252 The grantee shall attach a copy of the record owner's death certificate to the beneficiary affidavit. For a record owner's death occurring on or after November 1, 2011, the beneficiary shall record the affidavit and related documents with the office of the county clerk where the real estate is located within nine (9) months of the grantor's death, otherwise the interest in the property reverts to the deceased grantor's estate; provided, however, for a record owner's death occurring before November 1, 2011, such recording of the affidavit and related documents by the beneficiary shall not be subject to the nine (9) month time limitation.