

# TRANSFER-ON-DEATH DEED

(GENERAL FORM WITH POWER OF REVOCATION)

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, owner(s) in the County of \_\_\_\_\_ and the State of Oklahoma, being of competent mind and having the legal capacity to execute this document, as owner(s) transfers on death to \_\_\_\_\_ as grantee beneficiaries, with the right of survivorship, upon the death of one the survivor, their heirs and assigns of the survivor to take the entire fee simple title, the following described interest in real estate:

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 ANY BENEFICIARY NAMED IN THIS DEED IS HEREBY ADVISED THAT THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

STATE OF OKLAHOMA )  
COUNTY OF \_\_\_\_\_ )  
 )ss.

Before me, on this day personally appeared \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, the owner of the land described in this deed, and the witnesses, respectively, whose names are subscribed below in their respective capacities, and the owner of the land declared to me and to the witnesses in my presence that the deed is

a revocable transfer-on-death of the 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 of the real estate described 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)

(Name of Owner)

### ***(Individual Acknowledgment)***

Subscribed and acknowledged before me by \_\_\_\_\_, the owner  
of the land, \_\_\_\_\_, and \_\_\_\_\_,  
witnesses, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

*My commission expires:  
My commission number:*

## *Notary Public*

**TAX ADDRESS:**

**Note: Within nine (9) months of the Grantor's death, an Affidavit in compliance with 58 Oklahoma Statutes § 1252 must be filed with the County Clerk or this Deed will be void. A designation of the grantee beneficiary may be revoked at any time prior to the death of the record owner, by executing, acknowledging and recording in the office of the county clerk in the county where the real estate is located, an instrument revoking the designation. The signature, consent or agreement of or notice to the grantee beneficiary or beneficiaries to the revocation is not required. 58 O.S. § 1254(A)**