



2022-014301

Klamath County, Oregon

12/15/2022 03:17:01 PM

Fee: \$112.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Karl C Hallstrom, Trustee of the Karl C Hallstrom  
Living Trust and Susan L Hallstrom, Trustee of the  
Susan L Hallstrom Living Trust

PO Box 399

Elmira, OR 97437

Until a change is requested all tax statements shall be  
sent to the following address:

Karl C Hallstrom, Trustee of the Karl C Hallstrom  
Living Trust and Susan L Hallstrom, Trustee of the  
Susan L Hallstrom Living Trust

PO Box 399

Elmira, OR 97437

File No. 565911AM

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### STATUTORY WARRANTY DEED

**Karen E. Lee, Successor Trustee of the Dale L. Lowther Trust, dated January 5, 2001, as to 1/2 interest and  
Lynne D. Concannon, Larry Sanders and Clay Sanders, as to 1/2 interest,**

Grantor(s), hereby convey and warrant to

**Karl C Hallstrom, Trustee of the Karl C Hallstrom Living Trust and Susan L Hallstrom, Trustee of the Susan  
L Hallstrom Living Trust,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**Lots 8 and 9, Block 4, SECOND ADDITION TO CRES-DEL ACRES, in the County of Klamath, State of  
Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County,  
Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007B0-10200

2407-007B0-10300

The true and actual consideration for this conveyance is \$249,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

Return To:



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10<sup>th</sup> day of DECEMBER, 2022.

Dale L. Lowther Trust, dated January 5, 2001

Karen E. Lee, Successor  
Karen E. Lee, Successor Trustee trustee

Lynne D Concannon

Larry Sanders

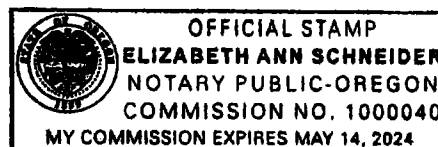
Clay Sanders

State of Oregon } ss.  
County of Multnomah }

On this 10<sup>th</sup> day of December, 2022, before me, Elizabeth Schneider Notary Public in and for said state, personally appeared Karen E Lee known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Dale L Lowther Trust, dated January 5, 2001, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Elizabeth Schneider  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 5-14-24



State of Oregon } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of December, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Larry Sanders, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: \_\_\_\_\_

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 17 day of DECEMBER, 2022.

Dale L. Lowther Trust, dated January 5, 2001

**SIGNED IN COUNTERPART**

Karen E. Lee, Successor Trustee

  
Lynne D Concannon

**SIGNED IN COUNTERPART**

Larry Sanders

**SIGNED IN COUNTERPART**

Clay Sanders

State of Oregon) ss.

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of December, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Karen E Lee known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Dale L Lowther Trust, dated January 5, 2001, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon»

Residing at: Oregon


Commission Expires: \_\_\_\_\_

State of Oregon ) ss

County of Multnomah }

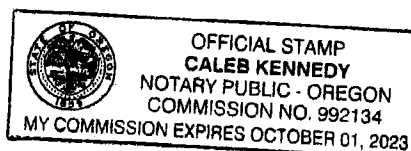
On this 10th day of December, 2022, before me, Caleb Kennedy a Notary Public in and for said state, personally appeared Lynne D Concannon, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 10-1-23



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10<sup>th</sup> day of DECEMBER, 2022.

SIGNED IN COUNTERPART

Dale L. Lowther Trust, dated January 5, 2001

SIGNED IN COUNTERPART

Karen E. Lee, Successor Trustee

Lynne D Concannon

Larry Sanders  
Larry Sanders

SIGNED IN COUNTERPART

Clay Sanders

State of Oregon } ss.

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of December, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Karen E Lee known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Dale L Lowther Trust, dated January 5, 2001, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: \_\_\_\_\_

State of Oregon } ss

County of MULTNOMAH

On this 10<sup>th</sup> day of December, 2022, before me, THAO DUC TU a Notary Public in and for said state, personally appeared Larry Sanders, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

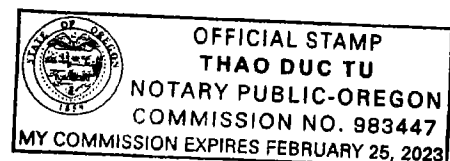
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

THAO DUC TU

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: FEBRUARY 25, 2023



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13<sup>th</sup> day of DECEMBER, 2022.

Dale L. Lowther Trust, dated January 5, 2001

SIGNED IN COUNTERPART

Karen E. Lee, Successor Trustee

SIGNED IN COUNTERPART

Lynne D Concannon

SIGNED IN COUNTERPART

Larry Sanders

Clay Sanders  
Clay Sanders

State of Oregon } ss.

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of December, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Karen E Lee known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Dale L Lowther Trust, dated January 5, 2001, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: \_\_\_\_\_

State of Oregon } ss.

County of Multnomah }

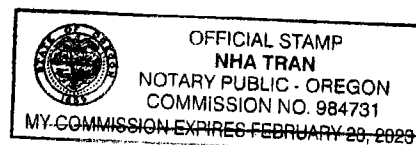
On this 12/13/22 day of December, 2022, before me, Nha Tran a Notary Public in and for said state, personally appeared Clay Sanders, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon

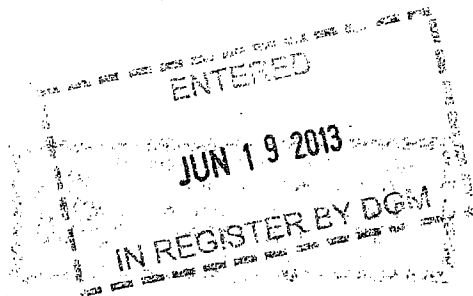
Residing at: Oregon

Commission Expires: 02/28/2023



BE

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



JUN 19 2013

13 JUN 19 AM 11:03

FILED

In the Probate Court of the County of MULTNOMAH, Oregon

In the Matter of the Estate of:

VIVIAN LOIS SANDERS

Deceased.

Estate No. **130690943**SMALL ESTATE AFFIDAVIT  
INTESTATE ESTATESTATE OF OREGON, County of MULTNOMAH) ss.

I, LYNNE D. CONCANNON, being first duly sworn, depose and say that: I am a claiming successor of the above named decedent. My address is 3524 NE MERGES DRIVE  
PORTLAND OREGON 97212, and my telephone number is 503-282-9714

This affidavit is made pursuant to ORS 114.505 to 114.560.

(1) Name of Decedent Vivian Lois Sanders Age 86 YRS Soc. Sec. No. 543-20-6006Domicile/Post Office Address 3560 SE 79th Avenue Portland OREGON 97213(2) Decedent died on OCTOBER 15, 2012, at 4805 NE GLISAN ST. Portland OR.

A certified copy of decedent's death certificate is attached hereto.

(3) A description of all of decedent's property, including the fair market value of the real property and the fair market value of the personal property, is:

Real Property Legal Description (Including County)

UNDIVIDED ONE-HALF INTEREST: 19802 Royce Mountain Way Crescent Lake OR.

Fair Market Value

described as follows: Lot 8 & Lot 9 BLOCK 4 Cres Del AcresSECOND ADDITION KLAMATH COUNTY OREGON

Personal Property Description

Fair Market Value  
\$ 55,180.00none

(4) No application or petition for the appointment of a personal representative has been granted in Oregon.

(5) The decedent died intestate.

(6) Decedent's heirs, and the last address of each as known to affiant, are:

Name

Last Known Address

Lynne Concannon3524 NE MERGES DRIVE PORTLAND OR 97212Larry Sanders2200 S.W. STELLA WAY TROUTDALE OR 97060Clay Sanders14424 NE San Rafael Portland OR 97230

A copy of this affidavit showing the date of filing will be delivered to each heir or mailed to each heir at the heir's last known address stated above.



(7) The interest in decedent's property to which each heir is entitled is:\*

Name	Interest
Lynne Concannon (daughter)	one - Third
Larry Sanders (son)	one - Third
Clay Sanders (son)	one - Third

(8) Reasonable efforts have been made to ascertain creditors of the estate. The expenses of and claims against the estate remaining unpaid or on account of which the affiant or any other person is entitled to reimbursement from the estate, including the known or estimated amounts thereof, and the names and addresses of the creditors, as known to the affiant, are (if none, so state):

Name of Creditor	Address	Nature of Expense/Claim	Known or Estimated Amount
None			

A copy of the affidavit showing the date of filing will be delivered to each creditor who has not been paid in full or mailed to such creditor at the creditors's last known address stated above.

(9) The name and address of each person known to the affiant to assert a claim against the estate that the affiant disputes, and the last known or estimated amount thereof, are (if none, so state):

Name	Address	Known or Estimated Amount
None		

A copy of the affidavit showing the date of filing will be delivered or mailed to each such person at each such person's last known address.

(10) A copy of the affidavit showing the date of filing will be mailed or delivered to the Department of Human Services and to the Oregon Health Authority, Salem, Oregon.

(11) Claims against the estate not listed herein or in amounts larger than those listed herein may be barred unless:

(a) A claim is presented to the affiant within four months of the filing of this affidavit at the following address:  
3524 NE MERGES DRIVE PORTLAND OR 97212; or

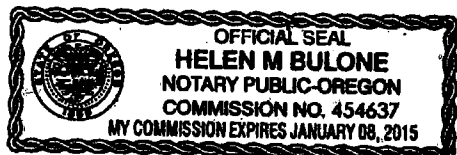
(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

(12) The claim(s), if any, listed in Section (9) may be barred unless:

(a) A petition for summary determination is filed within four months of the filing of this affidavit; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

SIGNED AND SWORN TO before me on JUNE 11 TH, 2013  
 by LYNNE D. CONCANNON



[Signature]  
 Notary Public for Oregon  
 My commission expires JANUARY 8, 2015

\*If any property of decedent's estate escheats (i.e., reverts to the state for want of an individual to inherit), use a portion of this paragraph to so state. Describe the property and interest therein which will escheat.

NOTE - A creditor of an estate of a decedent who dies intestate and without heirs must receive written authorization from the Director of the Division of State Lands before filing an affidavit pursuant to ORS 114.515. Creditors should become familiar with and comply with this statute before proceeding.

ORS 114.515 specifies maximum values for small estates. Before filing a small estate, review this statute to be sure the fair market value of the estate's property does not exceed these limits.

ORS 114.54(3) requires that an affiant's or claiming successor's deed executed in the manner required by ORS Chapter 93 be recorded in the deed records of any county in which real property belonging to the decedent is situated.