

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Donald Erwin Lamon and
Dora McDermott' Lamon
3704 Diamond Street
Klamath Falls, OR 97601

Grantor:
Herbert Hadley McCann,
Personal Representative of the
Estate of Mitchell Cobb
411 Pine Street
Klamath Falls, OR 97601

Grantees:
Donald Erwin Lamon and
Dora McDermott' Lamon
3704 Diamond Street
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Herbert Hadley McCann, Personal Representative of the Estate of Mitchell Cobb, deceased (Klamath County Circuit Court Case No. 23PB00998), Grantor, conveys to Donald Erwin Lamon and Dora McDermott-Lamon, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lots 5 and 6 in Block 5 of Lenox, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$155,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92) OR 215.010 (Definitions), 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 (Definitions for ORS 30), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use

Dated this 13 day of June, 2023.

STATE OF OREGON *IDAHO*)
B) ss.
 County of *ADA*)

Notary Public for Oregon IDAHO
My Commission expires: 12/05/2025