

2023-006203
Klamath County, Oregon
07/25/2023 02:11:02 PM
Fee: \$87.00

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

Grantee:

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:

Lot 7 in Block 5 of Lenox, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

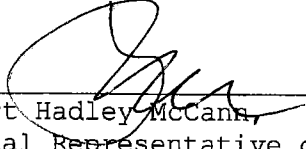
Property ID: R537137 Map Tax Lot Number: 3909-007CA-11800

The true and actual consideration for this conveyance is \$1.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS

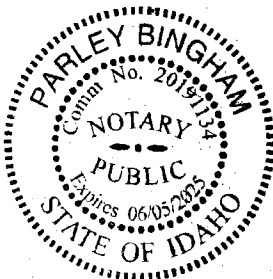
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.


Dated this 17 day of June, 2023.


Herbert Hadley McCann,
Personal Representative of the
Estate of Mitchell Cobb, deceased

STATE OF ~~OREGON~~ IDAHO
County of ADA) ss.

Personally appeared before me this 13th day of June, 2023, the above-named Herbert Hadley McCann, Personal Representative of the Estate of Mitchell Cobb, deceased, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 06/05/2025