

2024-004323

Klamath County, Oregon

05/30/2024 01:58:02 PM

Fee: \$87.00



After recording return to:  
Matthew D. Wagner and Emily  
Garbarino  
151772 Beal Road  
La Pine, OR 97739

Until a change is requested all tax  
statements shall be sent to:  
Matthew D. Wagner and Emily  
Garbarino  
151772 Beal Road  
La Pine, OR 97739

File No.: 7064-4158359 (SNB)  
Date: May 21, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### PERSONAL REPRESENTATIVE'S DEED

Christopher Thomas the duly appointed, qualified and acting personal representative of the estate of Thomas Noel Thomas, deceased, conveys to Matthew D. Wagner and Emily Garbarino, as tenants by the entirety that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TOGETHER WITH: 3 ACRES OF WATER RIGHTS.**

**NOTE: This Legal Description was created prior to January 01, 2008.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$380,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND

Page 1 of 2

After recording return to:  
**First American Title**  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

APN: **R135393**

Personal Representative's Deed  
- continued

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Date: **May 21, 2024**

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.

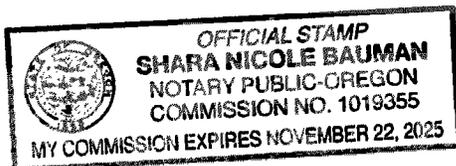
Dated this 28 day of May, 2024.

Thomas Noel Thomas

By: Christopher Thomas  
Christopher Thomas as Personal Representative

STATE OF Oregon )  
)ss.  
County of Deschutes )

This instrument was acknowledged before me on this 28 day May, 2024 by Christopher Thomas, as personal representative of the estate of Thomas Noel Thomas



Shara Nicole Bauman

Notary Public for Oregon  
My Commission Expires: 11/22/25