

2025-000511

Klamath County, Oregon



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01/24/2025 09:53:28 AM

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:

James C. Watson and Mary A. Watson
2324 Spring Wood Drive
Chiloquin, OR 97624

Assignor:

Patricia Alverman, Personal Representative
of the Estate of June Suzanne Liljenberg
411 Pine Street
Klamath Falls, OR 97601

Assignee:

Ashley Barry
c/o Andrew C. Brandsness
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

The undersigned, Patricia Alverman, Personal Representative of the Estate of June Suzanne Liljenberg, (Klamath County Circuit Court Case No. 22PB05453), Assignor, hereby assigns to Ashley Barry, Assignee, all of Assignor's right and interest in that certain Contract of Sale dated June 23, 2015, between Frederick Liljenberg, Jr., and June S. Liljenberg, as Seller, and James Clinton Watson and Mary Alice Watson, as Purchaser, a Memorandum of Contract of Sale of which was recorded on June 23, 2015 at 2015-006630, Deed Records of Klamath County, Oregon, to-wit:

Lot 37 of Block 28, Tract 1111-OREGON SHORES SUBDIVISION UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

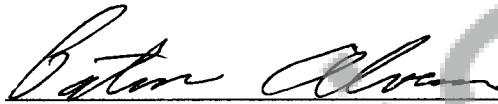
The undersigned covenants that she has the legal right and authority to convey the Assignor's interest in the Contract.

The true and actual consideration paid for this assignment is estate distribution.

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 OWNERWS, 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 16 day of December, 2024.



Patricia Alverman, Personal Representative
of the Estate of June S. Liljenberg, deceased

STATE OF MINNESOTA)
) ss.
County of Washington)

Personally appeared, Patricia Alverman, Personal Representative of the Estate of June Suzanne Liljenberg, deceased, on this ___ day of December, 2024, and acknowledged the foregoing to be her true act and deed. Before me:



Notary Public for Minnesota

My commission expires: 1/31/28

