

RETURN TO: Andrew C. Brandsness Brandsness, Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: William H. Hawthorne Staci L. Hawthorne 3415 Pine Tree Drive Klamath Falls, OR 97603
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GRANTOR:
Ronald H. Thomas and
Spencer Thomas as
Personal Representatives of the
Estate of Loren Brent Thomas
7633 Donegal Avenue
Klamath Falls, OR 97603

GRANTEES:
William H. Hawthorne and
Staci L. Hawthorne
3415 Pine Tree Drive
Klamath Falls, OR 97603

-DEED OF PERSONAL REPRESENTATIVE-

Ronald H. Thomas and Spencer Thomas as Personal Representatives of the Estate of Loren Brent Thomas (who also appears of record as Brent Thomas and L. Brent Thomas), deceased, Klamath County Circuit Court case number 24PB11097, Grantor, conveys to William H. Hawthorne and Staci L. Hawthorne, Husband and Wife as Tenants by the Entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lot 8 in Block 9 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County for the widening of Fargo Street by instrument recorded July 22, 1965 in Volume M65 at page 216, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$330,000.00 (see ORS 93.030).

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,

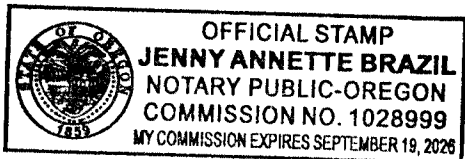
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE 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.

Ronald H. Thomas
Ronald H. Thomas, Pers. Rep.
Estate of Loren Brent Thomas

Spencer L. Thomas
Spencer Thomas, Pers. Rep.
Estate of Loren Brent Thomas

STATE OF Oregon)
) ss.
County of Klamath)

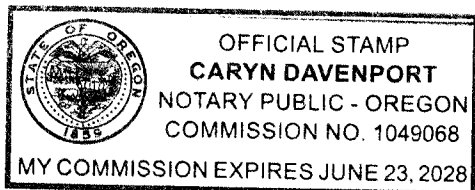
Personally appeared, Ronald H. Thomas in his capacity as Personal Representative of the Estate of Loren Brent Thomas, and acknowledged the foregoing to be his true act and deed. Before me on this 9th day of June, 2025:



[Signature]
Notary public for Oregon
My commission expires: 9/19/2024

STATE OF Oregon)
) ss.
County of Benton)

Personally appeared, Spencer Thomas in his capacity as Personal Representative of the Estate of Loren Brent Thomas, and acknowledged the foregoing to be his true act and deed. Before me on this 6 day of June, 2025:



[Signature]
Notary public for Oregon
My commission expires: 6/23/28