



2025-004793
Klamath County, Oregon
06/20/2025 12:07:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR R

Grantor:
Estate of Loren Brent Thomas
7633 Donegal Ave.
Klamath Falls, OR 97603

Grantee:
Vista Luxe, LLC., an Oregon Limited Liability Company
4815 Tingley Ln., Ste A
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Vista Luxe, LLC., an Oregon Limited Liability Company
4815 Tingley Ln., Ste A
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Vista Luxe, LLC., an Oregon Limited Liability Company
4815 Tingley Ln., Ste A
Klamath Falls, OR 97603

Escrow No. 1005218

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 17th day of June, 2017, by and between

Ronald H. Thomas and Spencer Thomas the duly appointed, qualified and acting Co-Personal Representatives of the Estate of Loren Brent Thomas, deceased, Probate Case No.24PB11097, filed in Klamath County, State of Oregon

hereinafter called the first party, and

Vista Luxe, LLC., an Oregon Limited Liability Company

hereinafter called the second party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 57-96 being Parcel 2 of Land Partition 30-93, in the SE1/4 SE1/4 and NE1/4 SE1/4 of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, City of Klamath Falls, Klamath County, Oregon.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of TRACT 1441 SKY RIDGE ESTATES PHASE 1 and TRACT 1482 SKYRIDGE ESTATES PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$320,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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.

Executed this 17th day of June, 2025

Estate of Loren Brent Thomas

By: Ronald H Thomas
Ronald H. Thomas, Co-Personal Representative

By: Spencer R. Thomas
Spencer Thomas, Co-Personal Representative

State of Oregon} ss.
County of Klamath}

On this 17th day of June, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Ronald H. Thomas and Spencer Thomas known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Personal Representatives of the Estate of Loren Brent Thomas, and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

