



2025-007768  
 Klamath County, Oregon  
 09/02/2025 09:44:02 AM  
 Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

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

Grantee:  
 Randy Douglas Oswald and Susan Gayle Oswald  
 11209 Merganser Rd.  
 Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
 Randy Douglas Oswald and Susan Gayle Oswald  
 11209 Merganser Rd.  
 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
 Randy Douglas Oswald and Susan Gayle Oswald  
 11209 Merganser Rd.  
 Klamath Falls, OR 97601

Escrow No. 1017433

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 25th day of August, 2025, 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

**Randy Douglas Oswald and Susan Gayle Oswald, Trustees of the Randy and Susan Oswald Trust, dated October 24, 2019,**

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:

**Lot 30, Tract 1383-SIERRA HEIGHTS, according to the official plat thereof, filed in Official Records of Klamath County, Oregon.**

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$445,201.00**. 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 29th day of August, 2025

Estate of Loren Brent Thomas

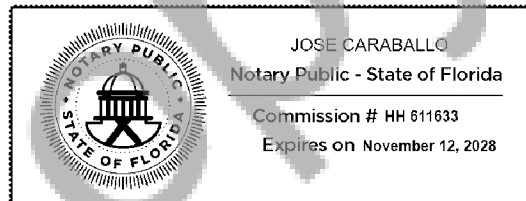
By: Ronald H. Thomas  
Ronald H. Thomas, Co-Personal Representative

JC  
State of ~~Oregon~~ ss. Florida  
County of Miami-Dade }

On this 29th day of August, 2025, before me, Jose Caraballo, a Notary Public in and for said state, personally appeared Ronald H. Thomas known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Personal Representative 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.

JC  
Notary Public for the State of ~~Oregon~~ Florida  
Residing at: Miami-Dade  
Commission Expires: 11/12/2028



Notarized remotely online using communication technology via Proof.

Executed this 29th day of August, 2025

Estate of Loren Brent Thomas

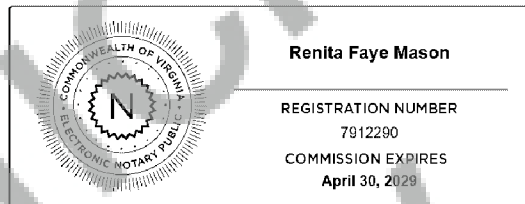
By: Spencer Thomas  
Spencer Thomas, Co-Personal Representative

State of ~~Oregon~~ ss. Virginia  
County of ~~Klamath~~ Suffolk

On this 29th day of August, 2025, before me, Renita Faye Mason, a Notary Public in and for said state, personally appeared Spencer Thomas known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Personal Representative 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.

Renita Faye Mason  
Notary Public for the State of ~~Oregon~~ Virginia  
Residing at: Virginia  
Commission Expires: 04/30/2029  
My registration # 7912290



Notarized remotely online using communication technology via Proof.

Unofficial Copy