2025-009126
Klamath County, Oregon
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10/13/2025 01:18:20 PM
Fee: $92.00

Returned at Counter

RETURN TO:	MAIL TAX STATEMENTS:
Andrew C. Brandsness Brandsness, Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601	Ronald H. Thomas Karen Thomas 7633 Donegal Avenue Klamath Falls, OR 97603

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:
Ronald H. Thomas
Karen Thomas
7633 Donegal Avenue
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 appears of record as Loren Thomas), deceased, Klamath County Circuit Court case number 24PB11097, Grantor, conveys to Ronald H. Thomas and Karen Thomas, Husband and Wife as Tenants by the Entirety, Grantees, the following described real property located in Klamath County, Oregon, commonly known as 4818 Derby, Klamath Falls, Oregon 97603:

Lot 10 in Block 6 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is $0.00 (inheritance).

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

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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 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 8th day of October, 2025:

OFFICIAL STAMP
KAREN ANN BAKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1059243
MY COMMISSION EXPIRES MAY 27, 2029

Karen A Baker
Notary public for Oregon
My commission expires: 5-27-2029

STATE OF Oregon)
) ss.
County of Klamath)

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 8th day of October, 2025:

Karen A Baker
Notary public for Oregon
My commission expires: 5-27-2029

OFFICIAL STAMP
KAREN ANN BAKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1059243
MY COMMISSION EXPIRES MAY 27, 2029

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