

Returned at Counter  
James Watson

2025-010931  
Klamath County, Oregon



12/08/2025 01:57:10 PM

Fee: \$92.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> James C. Watson and Mary A. Watson 2324 Spring Wood Drive Chiloquin, OR 97624

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

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

DEED OF PERSONAL REPRESENTATIVE

Patricia Alverman, Personal Representative of the Estate of June Suzanne Liljenberg, deceased (Klamath County Circuit Court Case No. 22PB05453), Grantor, conveys to James C. Watson and Mary A. Watson, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lot 37 of Block 28, Tract <sup>1113 JW</sup> ~~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 true and actual consideration for this conveyance is contract fulfillment.

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

