

2012-013941

Klamath County, Oregon

12/14/2012 10:06:07 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

J. Alan Jensen
Holland & Knight LLP
111 SW Fifth Avenue, Ste 2300
Portland, OR 97205

GRANTOR'S NAME:

Gary Pastega, Personal Representative

GRANTEE'S NAME:

Gary Pastega, Trustee

SEND TAX STATEMENTS TO:

Gary Pastega, Trustee
2595 NE Belvue
Corvallis, OR 97330

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

GARY PASTEGA, PERSONAL REPRESENTATIVE of the Estate of Mario D. Pastega, deceased ("Grantor"), pursuant to the General Judgment entered November 27, 2012 in the Circuit Court of Oregon for Benton County under File No. 12-40011, conveys and specially warrants to GARY PASTEGA, TRUSTEE OF THE MARIO D. PASTEGA SURVIVOR'S TRUST ("Grantee"), the estate's entire interest, being a 100% interest, in the following described real property:

Parcel 3 of Land Partition 4-06, being a replat of Lot 28 and a portion of Lots 27 and 29 of Vicory Acres, situated in the northeast quarter of the northeast quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

To have and to hold all of Grantor's right, title and interest in and to the above described property and Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same or any part thereof by, through or under Grantor, but not otherwise.

The said property is free from encumbrances EXCEPT: Liens, encumbrances, covenants, conditions, restrictions and/or easements, if any, of record.

The consideration for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

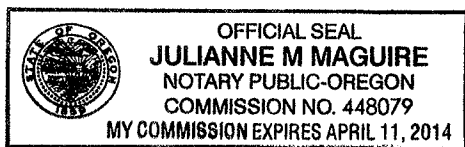
DATED: December 12, 2012.

Gary Pastega
GARY PASTEGA, Personal Representative

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 12, 2012 by Gary Pastega as personal Representative of the Estate of Mario D. Pastega, deceased.

(Seal)



Julianne Maguire
NOTARY PUBLIC-STATE OF OREGON

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