



**2015-009923**  
Klamath County, Oregon  
09/08/2015 11:02:13 AM  
Fee: \$67.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ralph W. Patterson

P.O. Box 696

Glide, OR 97443

Until a change is requested all tax statements  
shall be sent to the following address:

Ralph W. Patterson

P.O. Box 696

Glide, OR 97443

File No. 63197AM

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**STATUTORY WARRANTY DEED**

**Atone R. Escobar, Successor Trustee of the Deloris K. Pizzolato-Loftesness Revocable Living Trust dated January 13, 1998,**

Grantor(s), hereby convey and warrant to

**Ralph W. Patterson ,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 38 and 39 in Block 10 Second Addition to Nimrod River Park, 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 \$6,900.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

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 this 31 day of AUGUST, 2015.

Deloris K. Pizzolato-Loftesness Revocable Living Trust

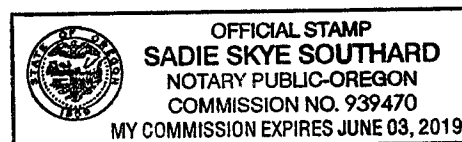
By: Antone R. Escobar  
Antone R. Escobar, Successor Trustee

8 State of Oregon} ss.  
County of LANE }

On this 31 day of AUGUST, 2015, before me, Sadie Southard a Notary Public in and for said state, personally appeared Atone R. Escobar known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Deloris K. Pizzolato-Loftesness Revocable Living Trust Dated January 13, 1998, and acknowledged to me that he/she/they executed the same as Trustee.

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

Sadie Southard  
Notary Public for the State of Oregon  
Residing at: Lane County  
Commission Expires: June 03, 2019



GAYDOS, CHURNISIDE & BALTHROP, P.C.  
Attorneys at Law  
440 E. Broadway, Suite 300  
Eugene, Oregon 97401  
(541) 343-8060 • Fax (541) 343-1599

mark@oregoncpateam.com  
Court Box No. 98

JAN 24 2014

LANE CO. CIRCUIT COURT

FILED

2014 JAN 27 PM 3:39

CIRCUIT COURT OF OREGON  
FOR LANE COUNTY

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF LANE

In the Matter of the  
Estate of  
  
DELORIS K. PIZZOLATO  
LOFTESNESS,  
  
Deceased.

No. 50-12-018783

GENERAL JUDGMENT  
FOR DISTRIBUTION;  
ATTORNEY FEES; AND PERSONAL  
REPRESENTATIVE FEE

The personal representative having filed a verified statement and waivers of objections having been filed by all estate beneficiaries and declaration of attorney fees, the court finds that:

1. All Oregon income, inheritance and personal property taxes due have been paid.
2. Authorizing and directing payment of personal representative statutory fee of \$20,006.02.
3. Authorizing and directing payment of reasonable attorney fees and costs of \$3,100.00 to Gaydos Churnside & Balthrop, P.C., including estimated attorney fees and costs to close the estate.
4. The remainder of the estate assets, after payment of the expenses set forth above, is vested in the following devisees under the decedent's will as follows:  
  
100% of remainder to Antone R. Escobar, trustee of the Deloris K. Pizzolato RLT dated 1/13/1998

after payment of the administrative fees and expenses approved herein.

5. Waivers of time for filing objections to the verified statement in lieu of final account and petition for decree of distribution by each heir have been filed herein; now, therefore, it is hereby

ORDERED, ADJUDGED, AND DECREED as follows:

6. The verified statement is accepted.

7. \$3,100 to Gaydos Churnside & Balthrop, P.C. is a reasonable attorney fee for the attorney, and the personal representative is authorized and directed to pay these fees from estate assets.

8. \$20,006.02 to Antoine R. Escobar is the statutory fee for the personal representative, and the personal representative is authorized and directed to pay these fees from estate assets.

9. The personal representative is directed to make distribution of the remaining estate property to the heirs as set forth above in paragraph 4.

10. Upon filing herein receipts showing payment and distribution as herein directed, the personal representative may be discharged on further judgment of the court.

DATED: January 27, 2014.

  
Circuit Court Judge

PERSONAL REPRESENTATIVE:

Antone R. Escobar  
1514 Diamond Street  
Springfield, Oregon 97477  
(541) 505-7439

ATTORNEY FOR PERSONAL REPRESENTATIVE:

Mark M. Williams, OSB#82140  
Gaydos, Churnside & Balthrop, P.C.  
440 E. Broadway, #300  
Eugene, Oregon 97401  
541.343.8060/541.343.1599 FAX  
[mark@oregonlegalteam.com](mailto:mark@oregonlegalteam.com)

mark@oregonlegalteam.com  
Court Box No. 98

**FILED**  
2013 FEB -8 AM 10:16  
CIRCUIT COURT OF OREGON  
FOR LANE COUNTY  
BY [Signature]

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF LANE

In the Matter of the  
Estate of

DELORIS K. PIZZOLATO  
LOFTESNESS,

Deceased.

No.50-12-18783

INVENTORY

(Kb)

The personal representative sets forth an inventory of all the property of the estate that has come into the personal representative's possession or knowledge, with the personal representative's estimate of the true cash value of the property as of the date of death of the decedent, as follows in the attached Exhibit "A" incorporated by reference herein.

**I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand that it is made for use as evidence in court and subject to penalty for perjury.**

DATED this 5 day of <sup>FEBRUARY</sup> ~~January~~, 2013.

Antone R. Escobar PERS. REP.  
Antone R. Escobar, Personal Representative

[Signature]

**Inventory  
Exhibit A**

**1. FINANCIAL ACCOUNTS**

a. Sterling Bank	\$1,582.06
b. McKenzie Credit Union	\$4,668.73
c. Onpoint Credit Union	\$774.43
d. Umpqua Bank	\$299,582.67
e. Brandt Financial Svcs	\$119,326.00

**2. VEHICLES**

a. 1991 Winnebago Warrior Motor Home	\$9,000.00
b. 1988 Lincoln Towncar	\$1,000.00
c. 1996 Cadillac DeVille Concours	\$5,357.00
d. 2005 Lincoln Towncar Signature Model	\$7,505.00

**3. REAL ESTATE**

a. Nimrod River Park Lots 38 and 39	\$5,000.00 (\$2,500 each)
b. Home on 1465 Oksanna St Springfield, OR	\$355,926.00
c. Home on 83341 Parkway Dr Florence, OR (Dunes City) Adjacent Lot to Above	\$158,578.00 \$501.00

**TOTAL: \$968,800.89**

**PERSONAL REPRESENTATIVE:**

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1514 Diamond Street  
Springfield, Oregon 97477  
(541) 505-7439

**ATTORNEY FOR PERSONAL REPRESENTATIVE:**

Mark M. Williams, OSB#82140  
Gaydos, Churnside & Balthrop, P.C.  
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