

2016-004056

Klamath County, Oregon

04/21/2016 03:42:06 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

R. Brent Berselli
Holland & Knight LLP
111 SW Fifth Avenue, Ste 2300
Portland, OR 97205

GRANTOR'S NAME:

Gary Pastega, Trustee

GRANTEE'S NAME:

Lisa Altig

SEND TAX STATEMENTS TO:

Lisa Altig
10025 - 111th Ave. NE
Kirkland, WA 98033

TRUSTEE'S SPECIAL WARRANTY DEED

GARY PASTEGA, TRUSTEE OF THE MARIO D. PASTEGA SURVIVOR'S TRUST ("Grantor"), conveys and specially warrants to LISA ALTIG, a married woman as her separate property ("Grantee"), the estate's entire interest, being a 100% interest, in the following described real property:

Parcel 2 of Land Partition 10-07, being a replat of Parcel 1 of Land Partition 4-06, 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: April 15, 2016.

Gary Pastega, TRST
GARY PASTEGA, TRUSTEE

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on April 15th, 2016, by Gary Pastega as Trustee of the Mario D. Pastega Survivor's Trust.

(Seal):



[Signature]
NOTARY PUBLIC-STATE OF OREGON

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