



THIS SPACE RESERVED FOR

2018-007302

Klamath County, Oregon

06/18/2018 10:59:00 AM

Fee: \$87.00

Grantor:
Mittnacht Estate

Grantee:
Marc A. LaRocca and Tobie Jo LaRocca
3352 Nesta Dr.
San Jose, CA 95118

AFTER RECORDING RETURN TO:
Marc A. LaRocca and Tobie Jo LaRocca
3352 Nesta Dr.
San Jose, CA 95118

Until a change is requested all tax statements
shall be sent to the following address:
Marc A. LaRocca and Tobie Jo LaRocca
3352 Nesta Dr.
San Jose, CA 95118

File No. 239724AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13 day of June, 2018, by and between
Wayne Stone and Elisabeth Onove the duly appointed, qualified and acting co-personal
representatives of the estate of Larry R. Mittnacht deceased,
hereinafter called the first party, and

Marc A. LaRocca and Tobie Jo LaRocca, as Tenants by the Entirety

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 in Block 51 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$210,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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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.

Executed this 18 day of June, 2018

Wayne Stone
Wayne Stone, Co-Personal Representative for the Estate of
Larry R. Mittnacht, Deceased

Elisabeth Onove
Elisabeth Onove, Co-Personal Representative for the
Estate of Larry R. Mittnacht, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 18, 2018

by Wayne Stone and Elisabeth Onove as Co-Personal Representatives for the Estate of Larry R. Mittnacht.

Lynda West
Notary Public for Klamath
My commission expires 1-30-21

