

2023-006627

Klamath County, Oregon

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08/04/2023 10:37:02 AM

Fee: \$92.00

After recording, return to:
Matthew G. Matrisciano
160 NW Irving Ave., Ste 101
Bend, OR 97703

Until a change is requested, send tax statements to:
Donald Richard Speciale
P O Box 905
San Martin, CA 95046

Donald Richard Speciale, Personal Representative,
Estate of Joseph Donald Speciale, Grantor
Donald Richard Speciale and Richard Joseph Speciale, Grantee

DEED OF PERSONAL REPRESENTATIVE

This indenture, dated 7-26, 2023 by and between Donald Richard Speciale, the personal representative named in the estate of Joseph Donald Speciale, deceased, hereinafter called grantor, and Donald Richard Speciale and Richard Joseph Speciale, hereinafter called grantee; WITNESSETH:

For the value received and consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in **Klamath** County, Oregon described as follows:

LOT 3 IN BLOCK 12 OF MIDLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH ½ OF VACATED ALLEY WHICH INURRED THERETO.

To have and to hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true consideration for this conveyance is \$ None (Estate distribution).

In construing this instrument, where the context requires, the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to businesses or other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

ESTATE OF Joseph Donald Speciale

A handwritten signature in cursive script that reads "Donald Richard Speciale". The signature is written in dark ink and is positioned above a horizontal line.

Donald Richard Speciale, Personal Representative,
Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

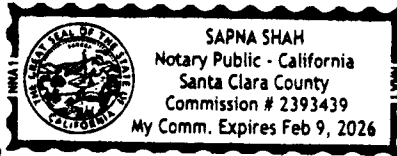
STATE OF CALIFORNIA

COUNTY OF Santa Clara

On July 26, 2023 before me, Sapna Shah, a Notary Public, personally appeared Donald Richard Speciale, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature Notary Public Seal