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08/04/2023 10:38:02 AM

Fee: \$97.00

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, Grantees

#### 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 as tenants in common, 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:

(See Exhibit A)

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

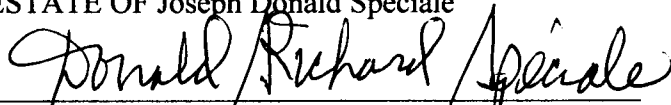
The true consideration for this conveyance is \$ None (Estate distribution).

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 black ink that reads "Donald Richard Speciale". The signature is written in a cursive style with a horizontal line underneath the name.

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.

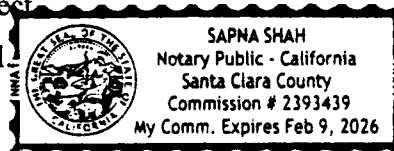
STATE OF CALIFORNIA

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.



A handwritten signature in cursive script, appearing to read 'Sapna Shah', written over a horizontal line.

Notary Public Signature    Notary Public Seal

**EXHIBIT A**  
**Legal Description**

All of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that parcel of land described as follows:

Beginning at the Southwest corner of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 1, said point also being the Southeast corner of Lot 4, Block 3, MIDLAND HILLS ESTATES; thence North 00 degrees 09' 00" West along the West line of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , a distance of 360 feet to the North boundary line of Leach Drive; thence East parallel with the South line of the said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  a distance of 610 feet; thence South parallel with the West line of the said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , a distance of 360 feet to the South line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , thence West along the said South line, a distance of 610 feet to the point of beginning.

Lots 12 thru 20 of Block 13 of vacated MIDLAND; All Block 12 EXCEPT Lot 3 thereof; Tracts 46 thru 71 lying East of First Street, now known as Horizon Street, of vacated FIRST ADDITION TO MIDLAND; Lots 1, 13, 14 and 15 of Block 6; Lots 1 thru 16 of Block 7; Lots 1 thru 16 of Block 8; Lots 1 thru 7 and Lots 9 thru 16; Block 9; Lots 15 and 16 of Block 10; Lots 1 thru 6 and Lots 8 thru 15 of Block 11; Lots 1 thru 16 of Block 12; Lots 1 thru 16 of Block 13; Lots 1 through 8, Block 14; Lots 1 through 8, Block 15, Lots 1 through 8, Block 16 all of vacated MIDLAND HEIGHTS ADDITION TO MIDLAND.

TOGETHER WITH those portion of the vacated streets and alleys included in and adjacent to the plats in the herein above description innuring thereto by law.

EXCEPTING THEREFROM parcel deeded to Charles Raymond Gray and Grace Ellen Gray, husband and wife, by deed dated July 18, 1958, recorded July 23, 1958 in Volume 301, page 216, and Volume 350, page 308 all Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion of above described tract of land conveyed to the State Highway Department by deed recorded March 13, 1969 in Volume M69, page 1827, Microfilm Records of Klamath County, Oregon.

The NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 6, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.