



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Frank F. Bellotti and Jerome A. Bellotti, as Co-  
Personal Representatives for the Estate of Anne Rose  
Bellotti who acquired title as Anne Bellotti, Deceased  
4362 Altura St.  
Eugene, OR 97404

Grantee:

Stephen Bellotti  
998 Meridian Avenue #44  
San Jose, CA 95126

AFTER RECORDING RETURN TO:

Stephen Bellotti  
998 Meridian Avenue #44  
San Jose, CA 95126

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

Stephen Bellotti  
c/o 120 W. Campbell Avenue, Ste #G  
Campbell, CA 95008

File No. 660948AM

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 23rd day of January, 2025, by and between

Frank F. Bellotti and Jerome A. Bellotti the duly appointed, qualified and acting co-personal  
representatives of the estate of Anne Rose Bellotti, deceased, Probate Case No. 24PB05197, filed in Lane  
County,

hereinafter called the first party, and

**Stephen Bellotti,**

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 765 of RUNNING Y RESORT, PHASE 6, SECOND ADDITION, 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 **\$410,000.00**.  
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.

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.

SEE SIGNATURE PAGE(s) ATTACHED HERETO AND MADE A PART HEREOF

SIGNATURE PAGE

Executed this 24th day of January, 2025

Frank F. Bellotti Co-Personal Representative

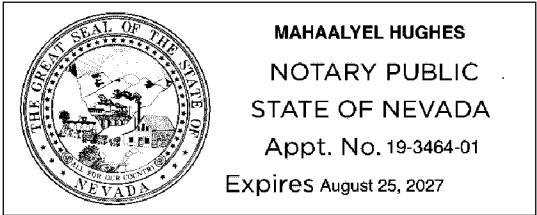
Frank F. Bellotti, Co-Personal Representative for the  
Estate of Anne Rose Bellotti, Deceased.

STATE of Nevada, County of CLARK ) ss.

This instrument was acknowledged before me on 24th January, 20 25  
by Frank F. Bellotti known or identified to me to be the person whose name is subscribed to the  
foregoing instruction as Co-Personal Representative for the Estate of Anne Rose Bellotti, and  
acknowledged that he/she executed the same.

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

Mahaalyel Hughes MAHAALYEL HUGHES  
Notary Public for Nevada  
My commission expires 08/25/2027



Notarized remotely using audio-video communication technology via Proof.

SIGNATURE PAGE

Executed this 29th day of January, 2025

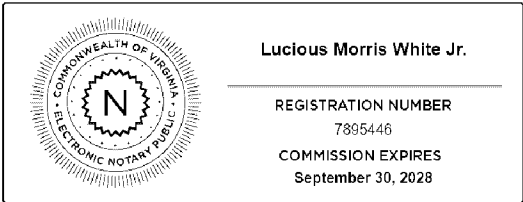
Jerome A. Bellotti Co-Personal Representative  
Jerome A. Bellotti, Co-Personal Representative for  
the Estate of Anne Rose Bellotti, Deceased.

STATE of Virginia, County of Prince William ) ss.

This instrument was acknowledged before me on 29th January, 2025  
by Jerome A. Bellotti known or identified to me to be the person whose name is subscribed to the  
foregoing instruction as Co-Personal Representative for the Estate of Anne Rose Bellotti, and  
acknowledged that he/she executed the same.

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

Lucious Morris White Jr.  
Notary Public for Virginia  
My commission expires 09/30/2028



Notarized remotely online using communication technology via Proof.