



2025-009082
 Klamath County, Oregon
 10/10/2025 11:26:01 AM
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
 Estate of Ronald Dean Stokes
 24477 Maxfield Creek Rd
 Philomath, OR 97370

Grantee:
 Anthony J Balesteri and Mary A Balesteri
 12749 Alderwood Dr
 La Pine, OR 97739

AFTER RECORDING RETURN TO:
 Anthony J Balesteri and Mary A Balesteri
 12749 Alderwood Dr
 La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
 Anthony J Balesteri and Mary A Balesteri
 12749 Alderwood Dr
 La Pine, OR 97739

Escrow No. 1017825

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 30 day of September, 2025, by and between **Brian Michael Stokes the duly appointed, qualified and acting personal representative of the Estate of Ronald Dean Stokes, deceased, Probate Case No.24PB10917, filed in Klamath County, State of Oregon** hereinafter called the first party, and **Anthony J Balesteri and Mary A Balesteri 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 46 in Block 2 of TRACT 1098, SPLIT RAIL RANCHOS, 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 **\$110,000.00**. 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.

Executed this 30th day of September, 2025

Estate of Ronald Dean Stokes

[Signature]
By: Brian Michael Stokes, Personal Representative

State of Oregon
County of Benton

On this 30th day of September, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Brian Michael Stokes**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Ronald Dean Stokes, as Personal Representative and acknowledged to me that he/she/they executed the same.

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

Vanessa Lee Garcia

Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: 8-10-2027

