

RECORDING COVER SHEET

Pursuant to ORS 205.234

After recording return to:

Lufkin Peckham Bergstrom LLP
Attn: Erin K. Lufkin
9800 SW Beaverton-Hillsdale Hwy. Suite 200
Beaverton, Oregon 97005

Send tax statements to:

Danatria Hodge-Spears and Datriona Spears, Co-Trustees of the Earlene Spears Revocable Living Trust, u/a/d February 12, 2014
3908 Tulane Oak Dr.
Houston, TX 77018

Title of Transaction: General Judgment – declaring ownership of real property

Direct Party/Current Property Owner: Alberta Property Group, LLC

Indirect Parties/Declared Property Owners: Danatria Hodge-Spears and Datriona Spears, Co-Trustees of the Earlene Spears Revocable Living Trust, u/a/d February 12, 2014

The judgment references this lot:

APN R102386 – 64 NE Thompson St, Portland, OR

Legal Description: LOT 9, BLOCK 24, ALBINA, CITY OF PORTLAND; or as described in Multnomah County Recorder's Instrument No. 2012-102717,

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

Multnomah County Official Records
E Murray, Deputy Clerk

2023-060800

09/28/2023 04:02:31 PM

JUDG-JUDG Pgs=5 Stn=67 ATMH
\$25.00 \$11.00

\$36.00

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5 IN THE CIRCUIT COURT OF THE STATE OF OREGON
6 FOR THE COUNTY OF MULTNOMAH
7 Probate Department

8 In the Matter of the Administration of the
9 EARLENE SPEARS REVOCABLE
10 LIVING TRUST, u/a/d February 12, 2014.

Case No.: 20PB04049

GENERAL JUDGMENT

11 DATRIONA SPEARS and DANATRIA
12 HODGE-SPEARS, each in her capacity as
13 beneficiary of the Earlene Spears
Revocable Living Trust,

14 Petitioners,

15 v.

16 LA'TINA SPEARS, in her capacity as
17 Successor Trustee of the Earlene Spears
Revocable Living Trust,

18 Respondent.

19 This matter came on regularly before the court, the honorable Morgan
20 Wren Long presiding, on September 13- 14, 2023. Petitioners Danatria Hodge-

Page 1 - GENERAL JUDGMENT

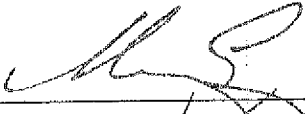
1 Spears and Datriona Spears appeared personally and with their attorney
2 Matthew Whitman of Cooper Whitman LLC. Respondent La'Tina Spears
3 appeared personally and with her attorney Theodore Reuter of Hagen O'Connell
4 & Hval LLP. The Court heard testimony of witnesses and received documentary
5 exhibits. At the close of trial, the Court took the matter under advisement, and
6 announced its ruling in open court on Wednesday, September 20, 2023.

7 Now, then, the Court being fully advised in the premises, it is hereby
8 ADJUDGED AS FOLLOWS:

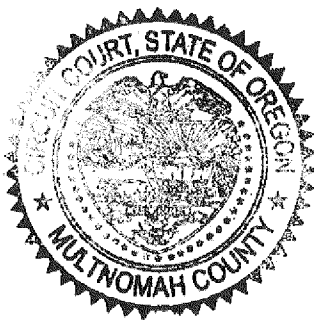
- 9 1. Petitioners' Petition is granted.
- 10 2. Respondent La'Tina Spears is removed as Successor Trustee of the
11 Earlene Spears Trust, under trust agreement dated February 12, 2014, and
12 Petitioners Danatria Hodge-Spears and Datriona Spears are appointed as Co-
13 Trustees of that Trust.
- 14 3. The residence located at 64 NE Thompson St. in Portland, Multnomah
15 County, Oregon, is declared to be an asset of the Earlene Spears Trust, under trust
16 agreement dated February 12, 2014.
- 17 4. In light of disposition of the other claims Petitioners' claim for accounting
18 is dismissed as moot.

1 5. The issue of attorney fees will be handled under ORCP 68.
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9/20/23


MORGAN WREN, LOR
CIRCUIT COURT JUDGE

SUBMITTED BY:
Matthew Whitman, OSB 983768
of Attorneys for Petitioners



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL.

DATED: 9/20/23

CJS

CLERK OF THE COURT