

2023-007881

Klamath County, Oregon



00319731202300078810030033

09/08/2023 12:18:05 PM

Fee: \$92.00

Returned at Counter

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

James R. Madewell III
33597 S.E. Kelso Rd.
Boring, Or. 97009

Return tax

Statements

Same as Above

Warranty Deed

This Deed is made by Kathryn Millspaugh, "Grantor(s)", to
James Madewell III, "Grantee(s)", whose post office address
is 33597 S.E. Kelso Rd. Boring Or. 97009

as (select one):

- ☒ An Unmarried Sole Owner ☐ A Married Sole Owner ☐ A Single Sole Owner
☐ Joint Tenants ☐ Tenants in Common
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ \$15,000.00, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real
property (the premises) located in Klamath County/Parish,
Oregon:

LEGAL DESCRIPTION: Same as below

PARCEL NUMBER according to Lots 30, 31, 32, Block 3, KLAMATH COUNTRY, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

© Smart Legal Forms

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of
record and those apparent upon the land; contracts and/or liens for irrigation and/or
drainage.

Klamath County
County Clerk
Warranty Deed 09-20, Page 1 of 3

TITLE SOURCE: _____

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because _____.

☒ Taxes for the year 2023 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Ruthyn Millspangh Date: 9-2-2023
Ruthyn Millspangh, Grantor
33599 SE Kelso Rd., Mailing Address
Boring Ore. 97009, City, State, Zip

n Date: _____
A, Second Grantor (if Applicable)
_____, Mailing Address
_____, City, State, Zip

First Witness: Joseph Converse JOSEPH CONVERSE 9 2 2023
Signature Printed Name Date
Second Witness: Donald Bennett Donald Bennett 9/2/2023
Signature Printed Name Date

STATE OF OREGON)

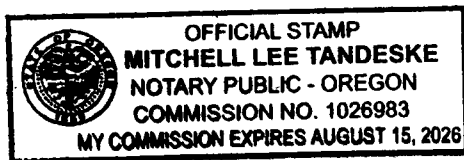
COUNTY/PARISH OF CLACKAMAS)

On SEPTEMBER 2ND, 2023, before me, MITCHELL LEE TANDESKE,
a Notary Public, personally appeared KATHRYN ANN MILLSPAUGH,
as Grantor(s), and JOSEPH PETER COUTURIER, as Witness, and DONALD ANDREW BENNETT,
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

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

WITNESS my hand and official seal.
Mitchell Lee Tandeske
Signature of Notary

(SEAL)



Affiant _____ Known X Produced ID
Type of ID OR DL 3173008 Exp 3/22/24
Commission expires: AUGUST 15, 2026

I, Grantee, certify that the full
consideration paid for the described
property is:

\$ 15,000.00

Signed: James R. Madevett III
James Riley Madevett III
(Grantee)

Dated: 9-2-2023

Signed: _____

(Second Grantee, if applicable)

Dated: _____

Preparer: _____