



2023-008521
Klamath County, Oregon
09/29/2023 02:33:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Len A. Vaden and Karen T. Vaden

8820 Old Fort Road

Klamath Falls, OR 97601

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

Len A. Vaden and Karen T. Vaden

8820 Old Fort Road

Klamath Falls, OR 97601

File No. 607541AM

STATUTORY WARRANTY DEED

James J. Mieloszyk, aka Jim J. Mieloszyk and Karyn M. Mieloszyk, Trustees of the Mieloszyk Family Trust,
Grantor(s), hereby convey and warrant to

Len A. Vaden and Karen T. Vaden, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 18 of TRACT 1242, PLUM VALLEY, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$230,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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.

Dated this 25 day of September 2023

Mieloszyk Family Trust

By: James J. Mieloszyk
James J. Mieloszyk, Trustee

By: Karyn Mieloszyk, Trustee
Karyn Mieloszyk, Trustee

State of NC } ss.
County of Durham

On this 25th day of September, 2023, before me, Reginald M. Wright a Notary Public in and for said state, personally appeared James J. Mieloszyk and Karyn M. Mieloszyk known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Mieloszyk Family Trust and acknowledged to me that he/she/they executed the same as Trustee.

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

Notary Public for the State of _____
Residing at: 1513 Shelly Rd Raleigh NC
Commission Expires: 28 June 2025

REGINALD M WRIGHT
Notary Public - North Carolina
Wake County
My Commission Expires Jun 28, 2025