



After recording return to:
Thomas W. Mallams and Beverly S,
Mallams
29163 Godowa Springs Road,,
P O Box 249
Beatty, OR 97621

Until a change is requested all tax
statements shall be sent to the
following address:
Thomas W. Mallams and Beverly S,
Mallams
29163 Godowa Springs Road,,
P O Box 249
Beatty, OR 97621

File No.: 7161-4145713 (kw)

Date: March 25, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Kent Taylor, a single person, Grantor, conveys and specially warrants to **Douglas St. Pierre and Tammy St. Pierre and Alex Webster**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Exhibit A

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$(8,995.00)** **This Deed is given in Fulfillment of that certain Unrecorded Contract for Deed dated June 14, 2021 between Kent Taylor and Douglas St. Pierre, Tammy St. Pierre and Alex Webster.** (Here comply with requirements of ORS 93.030)

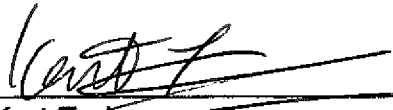
APN: 294988

Statutory Special Warranty Deed
- continued

File No.: 7161-4145713 (kw)
Date: 03/25/2024

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.

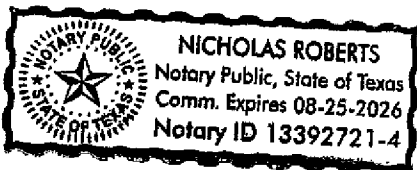
Dated this 26th day of march, 20 24.

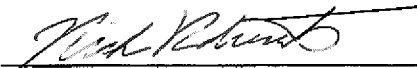


Kent Taylor

STATE OF Texas)
County of williamson) ss.

This instrument was acknowledged before me on this 26th day of MARCH, 20 24
by **Kent Taylor**.





Notary Public for Texas
My commission expires:

APN: **294988**

Statutory Special Warranty Deed
- continued

File No.: **7161-4145713 (kw)**
Date: **03/25/2024**

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 9, Block 9 of SPRAGUE RIVER VALLEY ACRES, according to the official Plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.