

2024-002357

Klamath County, Oregon

03/28/2024 11:45:01 AM

Fee: \$97.00



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 12, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Douglas St. Pierre, Tammy St. Pierre & Alex Webster**, Grantor, conveys and warrants to **Thomas W. Mallams and Beverly S, Mallams, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**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.**

**Subject to:**

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 **\$16,000.00**. (Here comply with requirements of ORS 93.030)

APN: 294988

Statutory Warranty Deed  
- continued

File No.: 7161-4145713 (kw)

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 26 day of MARCH, 2024.

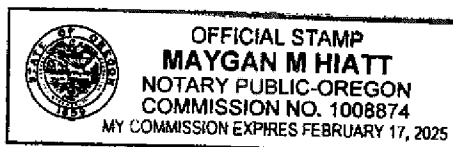
[Signature]  
Douglas St. Pierre

[Signature]  
Tammy St. Pierre

[Signature]  
Alex Webster

STATE OF Oregon )  
County of lane )ss.  
)

This instrument was acknowledged before me on this 26 day of March, 2024 by **Douglas St. Pierre and Tammy St. Pierre**.



[Signature]  
Notary Public for Oregon  
My commission expires: 2-17-2025

APN: **294988**

Statutory Warranty Deed  
- continued

File No.: **7161-4145713 (kw)**

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Douglas St. Pierre

\_\_\_\_\_  
Tammy St. Pierre

  
\_\_\_\_\_  
Alex Webster

STATE OF     Oregon             )  
  )ss.  
County of     \_\_\_\_\_     )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by **Douglas St. Pierre and Tammy St. Pierre**.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

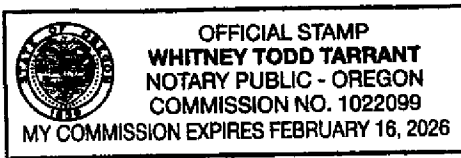
APN: 294988

Statutory Warranty Deed  
- continued

File No.: 7161-4145713 (kw)

STATE OF Oregon )  
County of Washington )ss.

This instrument was acknowledged before me on this 26<sup>th</sup> day of March, 2024  
by **Alex Webster**.



*[Handwritten Signature]*

Notary Public for Oregon

My commission expires: 2-16-26