

Returned at Counter
Amy Barnhouse

2024-002644

Klamath County, Oregon



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04/09/2024 03:01:27 PM

Fee: \$117.00

Prepared By:

Plant Your Flag Properties, LLC
3080 Veltkamp Rd.
Bozeman, MT 59718

After Recording Return To:

Plant Your Flag Properties, LLC
3080 Veltkamp Rd.
Bozeman, MT 59718

**Until a Change is Requested,
All Tax Statements Shall be Sent To:**

Plant Your Flag Properties, LLC
3080 Veltkamp Rd.
Bozeman, MT 59718

Space Above the Line Intentionally Left Blank for Recorder's Use

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) and other good or valuable consideration, if any, in hand paid to the "Grantors" known as:

SANDRA A. MILLER, Deceased, together with her heirs: SAM MADEWELL, an individual residing at: 9345 SW 44th Terrace, Oklahoma City, OK 73179 and AMANDA TOVAR, an individual residing at: 10145 Southridge Dr., Oklahoma City, OK 73159; and SAM MADEWELL as Affiant of the Small Estate of Sandra A. Miller (Klamath County Circuit Court Case No. 23PB00930);
AND

SHERRY GARRETT, Deceased together with her heir RICHARD BOYLE, an individual residing at: 158 Rocky Point Dr., Vilonia, AR 72173; and SAM MADEWELL as Affiant of the Small Estate of Sherry A. Garrett (Klamath County Circuit Case No. 23PB 00928).
The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Plant Your Flag Properties, LLC a principal office address located at 3080 Veltkamp Rd., Bozeman, MT, 59718 (hereinafter the "Grantee"), the following described real estate free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

APN 351130 Township 36, Range 11, Block Section 10, Tract Parcel #5, Land Partition 1-70, Lot 6 on the official records of the County of Klamath, State of Oregon; and

APN 341482 BLK-70 LOT-87 of the 5TH ADDITION TO NIMROD RIVER PARK as shown on the map in official records of the County of Klamath, State of Oregon.


TOGETHER with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

TO HAVE AND TO HOLD, the Property unto the Grantee, its heirs, successors, and assigns forever in fee simple.

AND the Grantors, for said Grantors, their heirs, successors, executors, and administrators, covenants with Grantees, its heirs, successors, and assigns that Grantors are lawfully seized in fee simple of the Property as a result of the Affidavit of Small Estate filed In the Matter of Sandra Alene Miller, Decedent on January 30, 2023 in Klamath County, Oregon, Case Number 23PB00930 and the Affidavit of Small Estate filed In the Matter of Sherry A. Garrett, Decedent on January 30, 2023 in Klamath County, Oregon, Case Number 23PB00928; and that Grantors, their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee, its heirs, successors, and assigns forever against the lawful claims of all persons.

AND 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.

IN WITNESS WHEREOF, the Grantors has duly executed this General Warranty Deed as of _____, 2023.



Sam Madewell, Heir of Sandra Alene Miller, Grantor
and as Claiming Successor and Affiant for the Small Estates of Sandra A. Miller and Sherry A. Garrett

Amanda Tovar, Heir of Sandra Alene Miller, Grantor

See General Judgment recorded herewith in Plant Your Flag Properties, LLC v. Richard Boyle, Klamath County Case No. 23CV53162

Richard Boyle, Heir of Sherry Garrett, Grantor

NOTARY ACKNOWLEDGMENT

State of Oklahoma)
) ss.
County of Oklahoma)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that **SAM MADEWELL** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of April, 2023.

Danette R. Probst (SEAL)

Notary Public

My Commission Expires: 9/6/2026



IN WITNESS WHEREOF, the Grantors has duly executed this General Warranty Deed as of
June 14th, 2023.

Sam Madewell, Heir of Sandra Alene Miller, Grantor

Amanda S Tovar
Amanda Tovar, Heir of Sandra Alene Miller, Grantor

Richard Boyle, Heir of Sherry Garrett, Grantor

NOTARY ACKNOWLEDGMENT

State of Oklahoma)
) ss.
County of _____)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that **SAM MADEWELL** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 2023.

(SEAL)
Notary Public
My Commission Expires: _____

NOTARY ACKNOWLEDGMENT

State of Oklahoma)
County of Cleveland) ss.

I, the undersigned, a Notary Public in said County, in said State, hereby certify that **AMANDA TOVAR** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

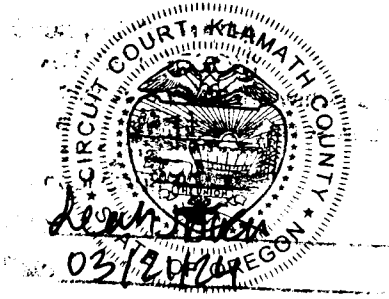
Given under my hand this 16th day of June, 2023.

Cindy Werthmann
Notary Public

(SEAL)

My Commission Expires: 7-10-24





IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

PLANT YOUR FLAG PROPERTIES, LLC,

Plaintiff,

vs.

RICHARD BOYLE,

Defendant.

Case No.: 23CV53162

GENERAL JUDGMENT

THIS MATTER came before this court on the motion of Plaintiff for an order of default against Defendant; and the Court being fully advised in the premises, now therefore:

IT IS HEREBY ORDERED that Judgment is granted in the favor of the Plaintiff.

IT IS FURTHER ORDERED THAT THE title to the real property situated in the County of Klamath, State of Oregon, and more particularly described as:

Block 70, Lot 86 of the 5th ADDITION TO NIMROD RIVER PARK, as shown on map in official records of the County of Klamath State of Oregon.

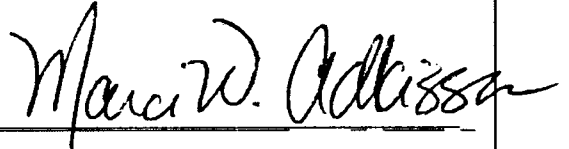
is hereby transferred in its entirety to the Plaintiff. Defendant has no further right, title or interest in the real property and any interest that Defendant has in the real property shall be deemed transferred to Plaintiff.

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AMY N. BARNHOUSE
Attorney at Law
1775 Washburn Way, #110
Klamath Falls, OR 97603
(458)249-9256 Phone

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3 Plaintiff is declared the sole owner of the property free and clear of any interest of the
4 Defendant.
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6 3/19/2024 9:39:50 AM

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10 Circuit Court Judge Marci W. Adkisson
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18 Respectfully submitted by:
19 AMY N. BARNHOUSE, OSB 952070
20 Attorney for Plaintiff
21 Telephone: (458) 249-9256
22 Email: amy@barnouselaw.com
23
24

25 PAGE 2 – GENERAL JUDGMENT
26
27
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CERTIFICATE OF COMPLIANCE WITH UTCR 5.100(2)

This proposed order or judgment is ready for judicial signature because:

1. ☐ Each party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
2. ☐ Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.
3. ☐ I have served a copy of this order or judgment on each party entitled to service and:
 - a. ☐ No objection has been served on me.
 - b. ☐ I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
 - c. ☐ After conferring about objections, _____, attorney for _____, agreed to independently file any remaining objection.
4. ☐ Service is not required pursuant to subsection (3) of UTCR 5.100, or by statute, rule, or otherwise.
5. ☐ This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of UTCR 5.100.
6. ☒ The relief sought is against opposing parties who have been found in default.

DATED this 14th day of March, 2024.


AMY N. BARNHOUSE, OSB 952070
Attorney for Plaintiff
(458) 249-9256
Email: amy@barnouselaw.com

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