

2024-003298

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00327757202400032980060065

04/30/2024 11:21:46 AM

Fee: \$107.00

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

Thomas Mallams

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Douglas St. Pierre

Tammy St. Pierre

Alex Webster

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Thomas W. Mallams

Beverly S. Mallams

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 16,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Thomas W. Mallams and Beverly S. Mallams

PO Box 249

Beatty, OR 97621

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL☐ PARTIAL**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Thomas Mallams

~~to correct~~ to add attachment

previously recorded in book 2024 and page 2357, or as fee number

."



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:

Page 2 of 3

APN: 294988

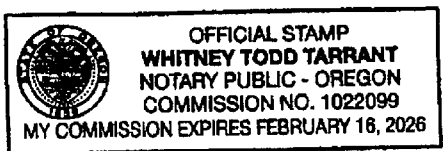
Statutory Warranty Deed
- continued

File No.: 7161-4145713 (kw)

STATE OF Oregon

County of Washington)
ss.

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



Notary Public for Oregon

My commission expires: 2-18-26

Unofficial Copy

PROPERTY SALES AGREEMENT

Buyer information:

Thomas W Mallams

Beverly S Mallams

29163 Godowa Springs Road, P O Box 249, Beatty, Ore 97621

541-892-2626

Seller information:

Douglas Richard StPierre

Tammy Lee StPierre

5425 Bay Berry Dr, Florence, Oregon 97439

503-951-2294

Property description:

Sprague River Valley Acres, Block 9, Lot 9, Klamath County Oregon.

Personal property included: APACHE pop up trailer,(no vin#), Porta Potty, all fencing including 2 red gates.

Sales Price: \$16,000.00 cash sale/with all closing costs divided equally between buyer and seller/AmeriTitle in Klamath Falls to complete transaction including but not limited to Title Insurance & Deed.

Buyer signatures:

Authenticsign
Thomas Mallams

3/7/2024 3:56:22 AM GMT

Beverly S Mallams

3/7/2024 3:59:04 AM GMT

Date:

03/07/2024

Seller signatures:

Authenticsign
Douglas R StPierre

3/7/2024 4:10:14 AM GMT

Tammy Lee StPierre

3/7/2024 4:15:28 AM GMT

Date:

03/07/2024