

**2025-000585**

**Klamath County, Oregon**



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Fee: \$87.00

**After Recording, Return To:**

Thomas K. Porta, Esq  
1410 Georgia Street  
Vallejo CA 94590

**Mail Tax Statements To:**

Gary P. Madigan  
470 Picasso Court  
Vallejo, CA 94591

**QUITCLAIM DEED**  
(ORS §93.11 0)

Amanda M. Madigan, as Trustee of THE HELEN KALUZA LIVING TRUST, U/A dated November 21, 2023, the GRANTOR,

Whose mailing address is 470 Picasso Court, Vallejo, CA 94591;

HEREBY RELEASES AND QUITCLAIMS TO

GARY P. MADIGAN, a married man, as his sole and separate property, the GRANTEE,

Whose mailing address is 470 Picasso Court, Vallejo, CA 94591;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of Oregon and described as follows: Government Lot 27, Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT, HOWEVER, TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Patent from the United States of America, recorded in Volume 52, page 277, Deed Records of Klamath County, Oregon.

More commonly known as 25820 Sprague River Road, Sprague River, OR, 97639 - 20 acres.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE SHOULD INQUIRE ABOUT 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 LA WS 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 FULLY 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: January 20, 2025

  
Amanda M. Madigan, Trustee

**ACKNOWLEDGMENT**

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California )

County of Solano )

On January 20, 2025, before me, Thomas K. Porta, notary public, personally appeared Amanda M. Madigan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.



Thomas K. Porta, my commission expires: Aug 9, 2025

