



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006852

Klamath County, Oregon

08/06/2025 08:55:01 AM

Fee: \$92.00

After recording return to:

Jardase LLC, an Oregon Limited Liability
Company

PO Box 954

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Jardase LLC, an Oregon Limited Liability
Company

PO Box 954

Klamath Falls, OR 97601

File No. 1004174

STATUTORY WARRANTY DEED

**Donovan Madden, Individually and as Affiant for the Estate of Joshua James Madden who
acquired title as Joshua J. Madden, Klamath Co. Case 25PB02448 and Jacie Madden ,**

Grantor(s), hereby convey and warrant to

Jardase LLC, an Oregon Limited Liability Company ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lot 10 in Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$110,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of
the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: August 1, 2025

Estate of Joshua James Madden

By: Donovan Madden
Donovan Madden, Affiant

By: Donovan Madden
Donovan Madden

By: Jacie Madden
Jacie Madden

State of Oregon} ss.
County of Klamath}

On this 1 day of August, 2025, before me, Julie VanLeuven, a Notary Public in and for said state, personally appeared Donovan Madden known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant of the Estate of Joshua James Madden and individually and Jacie Madden known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10.30.2027

