



2025-004571

Klamath County, Oregon

06/13/2025 02:07:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:

Clayton Garland

3265 Weatherford DR

Lompoc, CA 93436

Until a change is requested all tax statements shall be sent to the following address:

Clayton Garland

3265 Weatherford DR

Lompoc, CA 93436

File No. 675251AM

STATUTORY WARRANTY DEED

Anna E. Denault Trustee of the Denault Family Revocable Living Trust, dated February 20, 2007,

Grantor(s), hereby convey and warrant to

Clayton Garland,

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:

Two parcels of land situated in the SE1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume 343, Page 362, Klamath County Deed Records and being more particularly described as follows:

PARCEL NO. 1: Beginning at a point on the Easterly boundary of said Section 25 from which the Northeast corner of said Section 25 bears Nort 1293.0 feet; thence South 89°33' West along the centerline of the County Road 280 feet; thence South parallel with the East line of said Section 25 126.0 feet; thence North 89°33' East parallel with said County Road 280 feet to the East line of said Section 25; thence North along the East line of said Section 25 126.0 feet to the point of beginning, including the County Road and the State Highway right-of-way.

PARCEL NO. 2: Beginning at the Northwest corner of that tract of land described in said deed record, said point being South 1293.0 feet and South 89°33' West 373.5 feet from the Northeast corner of said Section 25; thence South parallel with the East line of said Section 25 52.0 feet; thence North 89°33' East parallel with said County Road 13.0 feet; thence North parallel with the East line of said Section 25. 52.0 feet to the centerline of the County Road; thence South 89°33' West along the centerline of the County Road 13.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$225,500.00.

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: June 5, 2025

Denault Family Revocable Living Trust

By: Anna E. Denault
Anna E. Denault, Trustee

State of Oregon } ss
County of Klamath }

On this 6 day of June , 2025, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Anna E. Danault, Trustee of the Denault Family Revocable Living Trust , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027

