



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009775
Klamath County, Oregon
10/31/2025 11:04:02 AM
Fee: \$97.00

After recording return to:
Renee Cedarleaf
6621 Hilton Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Renee Cedarleaf
6621 Hilton Dr.
Klamath Falls, OR 97603
File No. 1031550

STATUTORY WARRANTY DEED

Maxfield Garrison and Chelsea Garrison, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Renee Cedarleaf ,

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 5 in Block 12 of THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$336,000.00.

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: 10/29/25

Maxfield Garrison
Maxfield Garrison

State of Oregon } ss
County of Clatsop }

On this 29 day of October, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Maxfield Garrison, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within 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.

M Cook
Notary Public for the State of Oregon
Residing at Wheeler
Commission Expires: 3/7/26



Dated: 10/29/2025

Chelsea Garrison

Chelsea Garrison

State of Indiana } ss
County of Johnson }

On this 29 day of October, 2025, before me, John B King, a Notary Public in and for said state, personally appeared Chelsea Garrison, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within 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.

John B King

Notary Public for the State of Indiana
Residing at: Johnson
Commission Expires: 10/25/2028

JOHN B KING
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0729524
My Commission Expires Oct 25, 2028