

514237AM Amerititle

File No.: 21-322091

2021-019208

Klamath County, Oregon

12/29/2021 11:30:01 AM

Fee: \$92.00

Grantor
The Leo Group, LLC, an Oregon limited liability company 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214
Grantee
Michael Henderson and Rudolph Henderson and Carol Henderson 16983 Downey Bend, OR 97707
After recording return to
Michael Henderson and Rudolph Henderson and Carol Henderson 16983 Downey Bend, OR 97707
Until requested, all tax statements shall be sent to
Michael Henderson and Rudolph Henderson and Carol Henderson 16983 Downey Bend, OR 97707 Tax Acct No(s): 155879

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

The Leo Group, LLC, an Oregon limited liability company, Grantor(s) convey and warrant to Michael Henderson, Rudolph Henderson and Carol Henderson, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

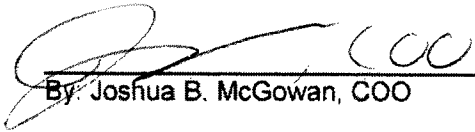
The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030)

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.

WFG Title 21-322091 SS

Executed this 27th day of December, 2021

The Leo Group, LLC, an Oregon limited liability company


By: Joshua B. McGowan, COO

^{DE}
STATE OF ~~OREGON~~ ILLINOIS
^{DE}
COUNTY OF ~~CLACKAMAS~~ EFFINGHAM

This instrument was acknowledged before me this 27 day of December, 2021 by Joshua McGowan, as COO, of The Leo Group, LLC, an Oregon limited liability company, on behalf of the partnership.



Notary Public for Oregon ^{DE} ILLINOIS
My Commission Expires: 09/03/2024



EXHIBIT "A"
LEGAL DESCRIPTION

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on the East line of U.S. Highway 97; thence Southerly on said line 1213 feet 7 inches to a point; thence Easterly 270 feet to point of beginning description of this piece of land; thence continuing Easterly at right angles to Highway 97, 200 feet; thence Southerly parallel to Highway 97 310 feet; thence Westerly at right angles to said Highway, 200 feet, thence Northerly, parallel to said Highway, 310 feet to point of beginning.