



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004737

Klamath County, Oregon

06/18/2025 12:07:02 PM

Fee: \$87.00

After recording return to:

Andrew M. Carleton and Sarah L. Carleton

26331 Hwy 50

Merrill, OR 97633

Until a change is requested all tax statements shall be

sent to the following address:

Andrew M. Carleton and Sarah L. Carleton

26331 Hwy 50

Merrill, OR 97633

File No. 1001356

STATUTORY WARRANTY DEED

Woodhouse Holdings, LLC, a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

Andrew M. Carleton and Sarah L. Carleton as Tenants by the Entirety,

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:

Parcel 2 of Land Partition 42-24, situated in the Northeast 1/4, and the Southeast 1/4 Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded April 23, 2025 as instrument No. 2025-003010 in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$375,000.00.

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: 6-13-25

Woodhouse Holdings LLC, a California Limited Liability Company

Walter V. Woodhouse

Walter V. Woodhouse, Manager

Terry L. Woodhouse

Terry L. Woodhouse, Manager

Janice A. Woodhouse

Janice A. Woodhouse, Manager

State of Oregon} ss

County of Klamath}

On this 13 day of June, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Walter V. Woodhouse, Terry L. Woodhouse, and Janice A. Woodhouse known or identified to me to be the Manager in the Limited Liability Company known as Woodhouse Holdings LLC., a California Limited Liability Company who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/7/26

