

LABS NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2025-009557
Klamath County, Oregon



00348799202500095570030033

10/27/2025 08:09:33 AM

Fee: \$97.00

After recording, return to (Name and Address):

LORI H POOLE
7500 BETA LANE
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to
(Name and Address):

No change.

(SPACE RESERVED FOR RECORDER'S USE)

NOTICE TO OWNER: You should carefully read all information on this form. You may want to consult a lawyer before using this form. This form must be recorded before your death or it will not be effective. (Type or legibly print all information.)

TRANSFER ON DEATH DEED

I, Annette Marie Henderson

whose mailing address is 2021 Ohio Avenue, Klamath Falls, OR 97601

owner of the real property described below, upon my death, do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, State of Oregon, legally described (check one): as set forth on the attached Exhibit A, and incorporated by this reference; as follows:

I designate Lisa M Wittbrodt, Lori H Poole, and Joshua J. Henderson

whose mailing address, if available, is 6724 Eberlein Ave, Klamath Falls, OR 97603; 7500 Beta Ln, Klamath Falls, OR 97603; and 4173 George Ave #4, San Mateo, CA 94403, as my primary beneficiary* if that person survives me. respectively.

(Optional) I designate

whose mailing address, if available, is

as my alternate beneficiary** if that person survives me.

*ORS 93.961(2) requires that the beneficiary or beneficiaries must be specifically identified by name, rather than as part of a class.

**ORS 93.953(2) states that an individual may designate one or more alternate beneficiaries if the primary beneficiary or beneficiaries are not qualified to take the property at the time of death or do not survive the transferor.

PUBLISHER'S NOTE: ORS chapter 93 provides that Transfer on Death deeds: (a) Transfer only property that the transferor still owns at time of death, and transfer equal shares with no right of survivorship when multiple beneficiaries are named (93.969); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.961), but do not need to be delivered to designated beneficiaries (93.963); (d) Transfer property without any warranties or covenants of title and subject to the debts of the decedent as well as any liens, mortgages and/or other interests to which the property is subject at time of death (93.969).



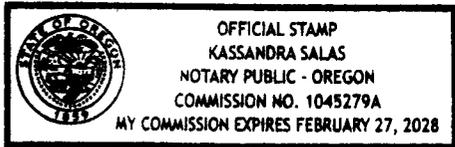
Before my death, I have the right to revoke this deed.

(Optional) SPECIAL TERMS: _____

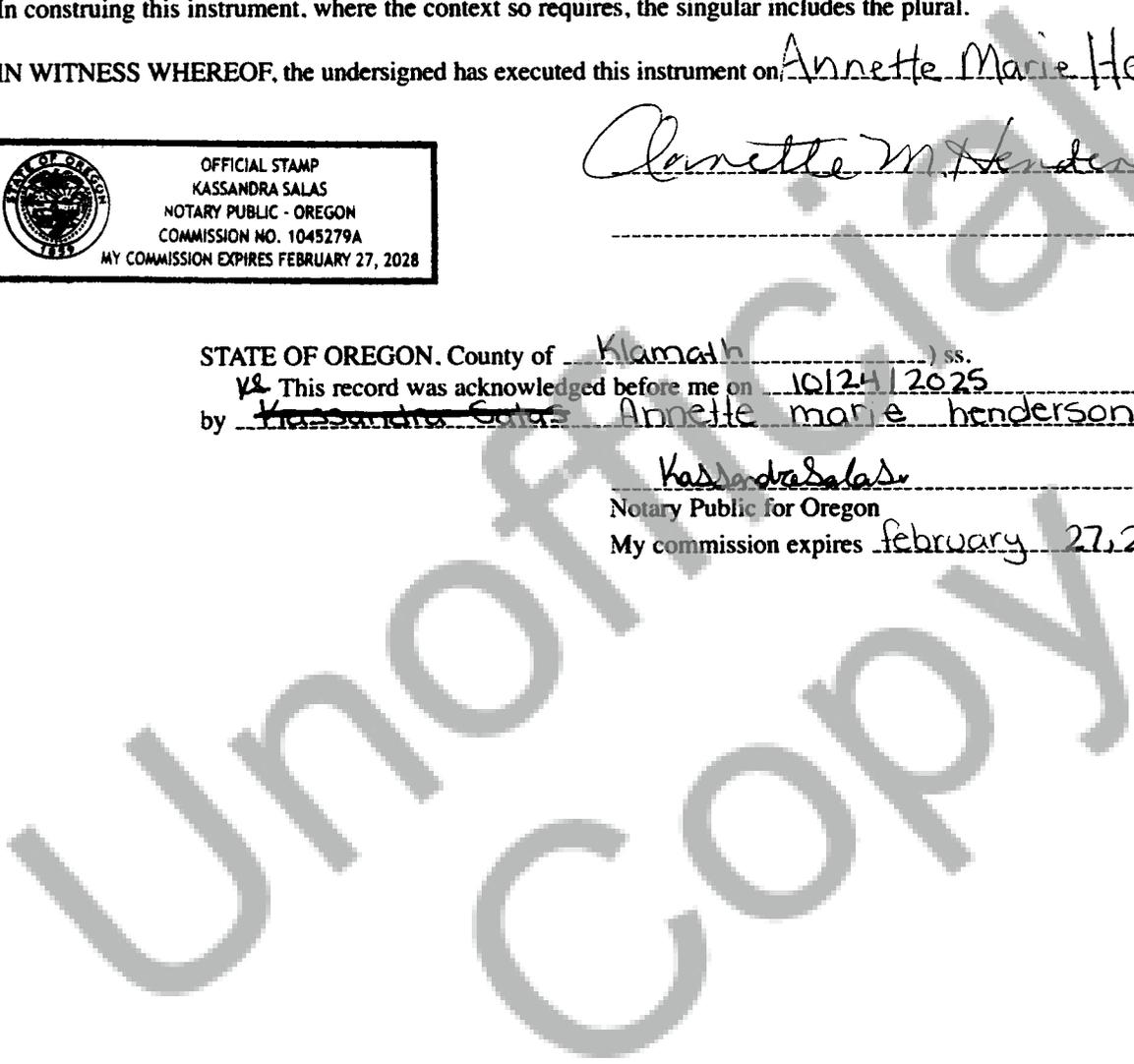
In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument on Annette Marie Henderson.

Annette M. Henderson



STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on 10/24/2025
by Kassandra Salas Annette Marie Henderson
Kassandra Salas
Notary Public for Oregon
My commission expires February 27, 2028



04 AUG 9 PM 3:26



MT6 - 65721 LW

Exhibit A

Vol M04 Page 52286

State of Oregon, County of Klamath
Recorded 08/09/04 3:26 P M
Vol M04 Pg 52286-87
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
ANNETTE M. HENDERSON
1949 MAIN STREET, APT. #20 2021 Ohio Ave.
Klamath Falls, OR 97601

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

ANNETTE M. HENDERSON
1949 MAIN STREET, APT. #20 2021 Ohio Ave.
Klamath Falls, OR 97601

Escrow No. MT65721-LW

STATUTORY WARRANTY DEED

STEVEN F. SOUTHWELL AND KATHLEEN L. SOUTHWELL, TRUSTEES OF THE SOUTHWELL FAMILY TRUST, Trustee KEITH L. TOWNSEND and JANCIE M. TOWNSEND, Grantor(s) hereby convey and warrant to **ANNETTE M. HENDERSON,** 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:

The W1/2 of Lots 5 and 6 in Block 66 of Lakeview Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BA-07400-000 Key No: 185855

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:

The true and actual consideration for this conveyance is **\$85,000.00.**

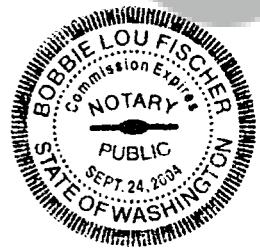
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 5th day of AUGUST, 2004.

STEVEN F. SOUTHWELL AND KATHLEEN L. SOUTHWELL, TRUSTEES OF THE SOUTHWELL FAMILY TRUST

BY: Steven F. Southwell
STEVEN F. SOUTHWELL, TRUSTEE
BY: Kathleen L. Southwell
KATHLEEN L. SOUTHWELL, TRUSTEE

Keith L. Townsend
KEITH L. TOWNSEND
Jancie M. Townsend
JANCIE M. TOWNSEND
State of Oregon WASHINGTON
County of KLAMATH SPOKANE



This instrument was acknowledged before me on August 5, 2004 by STEVEN F. SOUTHWELL AND KATHLEEN L. SOUTHWELL, TRUSTEES OF THE SOUTHWELL FAMILY TRUST, KEITH L. TOWNSEND and JANCIE M. TOWNSEND.

Bobbie Lou Fischer
(Notary Public for Oregon) WASHINGTON
My commission expires 9-24-2004

260 am