

Return To:

2026-000548

Klamath County, Oregon

01/20/2026 12:42:01 PM

Fee: \$102.00



After Recording Return to:

Kristine Woolery
1953 Rector Drive
La Pine, OR 97739-8988

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE25509/1037434

STATUTORY WARRANTY DEED

Michael Henderson, Rudolf Henderson and Carol Henderson, as tenants by the entirety,
herein called grantor, convey(s) and warrant(s) to

Kristine Woolery,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

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.

(Account 155879, Map and Taxlot 2409-031BC-00100)

and covenant(s) that grantor is the owner of the above described property free of all
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or
drainage; and except any real property taxes due but not yet payable; and will warrant and defend
the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$72,500.00**.

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, AND 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: 12-01-2025

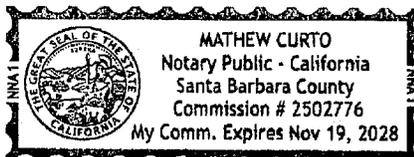
Rudolph Henderson
Rudolf Henderson

Carol Henderson
Carol Henderson

Michael Henderson

STATE OF California, County of SANTA BARBARA) ss.

On December 1st, 2025, personally appeared the above named **Rudolf Henderson and Carol Henderson** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: [Signature]
Notary Public for California
My commission expires: 11-14-2028

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, AND 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: 12/3/25

Rudolf Henderson

Carol Henderson

Michael Henderson
Michael Henderson

STATE OF California, County of _____) ss.

On November _____, 2025, personally appeared the above named **Rudolf Henderson and Carol Henderson** and acknowledged the foregoing instrument to be their voluntary act and deed.

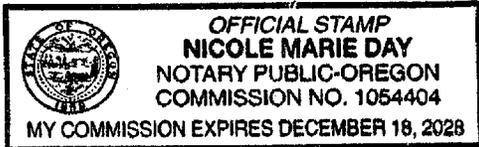
Before me: _____
Notary Public for California
My commission expires:

STATE OF Oregon, County of Deschutes) ss.

th ~~November~~ ^{December} 3rd

On ~~November~~ 3rd, 2025, personally appeared the above named **Michael Henderson** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires:



Unofficial Copy