



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002351

Klamath County, Oregon

03/17/2026 11:22:01 AM

Fee: \$92.00

After recording return to:

Timothy Clair Watts and Carol Lynne Watts

4103 Bishop Pine Way

Livermore, CA 94551

Until a change is requested all tax statements shall be

sent to the following address:

Timothy Clair Watts and Carol Lynne Watts

4103 Bishop Pine Way

Livermore, CA 94551

File No. 1057357

STATUTORY WARRANTY DEED

Robert C. Henderson and Ronald E. Henderson, Successor Trustees of the Robert Lee Henderson and Loretta Lee Henderson Revocable Living Trust, Grantor(s), hereby convey and warrant to

Timothy Clair Watts and Carol Lynne Watts, 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 1 of Land Partition 49-93 Portion of "Miller Park" situated in the NW1/2 NE1/4 Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$230,000.00.

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: 3-13-26

Robert Lee Henderson and Loretta Lee Henderson Revocable Living Trust

By: [Redacted]
Robert C. Henderson, Successor Trustee

By: [Redacted]
Ronald E. Henderson, Successor Trustee

State of Oregon} ss.

County of Klamath}

On this 13 day of March, 2026, before me, Melissa Renee Cook, a Notary Public in and for said state, personally appeared Robert C. Henderson and Ronald E. Henderson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustees of the Robert Lee Henderson and Loretta Lee Henderson Revocable Living Trust and acknowledged to me that he/she/they executed the same as successor trustee.

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 Renee Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 2/2/30

