



THIS SPACE RE

2007-006674
Klamath County, Oregon



04/10/2007 03:16:06 PM

Fee: \$26.00

MTCT8467-TM

After recording return to:

James Isaac

9100 N. Poe Valley Rd.
Klamath Falls, OR 97603

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

James Isaac

9100 N. Poe Valley Rd.
Klamath Falls, OR 97603

Escrow No. MT78467-TM
Title No. 0078467

SWD

STATUTORY WARRANTY DEED

Glenn L. Lantz and Valerie E. Lantz, as tenants by the entirety, Grantor(s) hereby convey and warrant to James Isaac and Joanne Isaac, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$475,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 26 day of March, 2007

Glenn L. Lantz

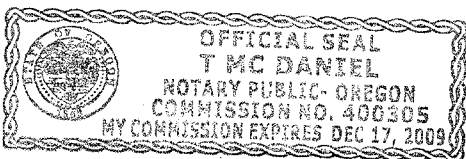
Valerie E. Lantz

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 26, 2007 by Glenn L. Lantz and Valerie E. Lantz.

SMC Daniel
(Notary Public for Oregon)

My commission expires 12/17/09



26-

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the N1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the N1/2 of said Section 20, said point being South 89° 16' 53" West a distance of 3322.85 feet from the East 1/4 corner of said Section 20; thence South 89° 16' 53" West 627.06 feet to the Southwest corner of the SE1/4 NW1/4 of said Section 20; and the true point of beginning of this description; thence North 00° 48' 38" West along the West line of the SE1/4 NW1/4 of said Section 20, 649.47 feet; thence North 40° 24' 01" East 664.38 feet to the Southwesterly right of way line of the County Road; thence Northwesterly along the South line of said road to the Easterly line of the NW1/4 of the NW1/4 of said Section 20; thence South along the Easterly line of the W1/2 of the NW1/4 to the true point of beginning.

ALSO, the SW1/4 of the NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land in the N1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 NW1/4 of said Section 20, said corner being South 89° 16' 53" West a distance of 3949.91 feet from the East 1/4 corner of said Section 20; thence North 00° 48' 38" West 649.47 feet along the West line of the SE1/4 NW1/4 of said Section 20; thence North 40° 24' 01" East, 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the true point of beginning of this description; thence South 40° 24' 01" West, 236.7 feet, more or less along said parallel line to the Northerly right of way line of K.I.D. "E" Canal; thence Northwesterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00° 48' 38" West along the East line of said NW1/4 NW1/4 to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the United States By Deed recorded in Volume 25, page 49, Deed Records of Klamath County, Oregon.