

1st
2027673
ALF



After recording return to:
Dorothy Lewis
4626 Cannon Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Dorothy Lewis
4626 Cannon Ave
Klamath Falls, OR 97603

File No.: 7021-2027673 (ALF)
Date: January 24, 2013

2013-002830
Klamath County, Oregon
03/15/2013 02:42:05 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Frederick L Isaacs, Trustee of the Sally A. Johnson 1996 Personal Living Trust, Grantor,
conveys and warrants to **Dorothy Lewis**, Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 11 AND 12 IN BLOCK 7 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

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 this 13 day of MARCH, 2013.

Frederick L Isaacs, Trustee of the Sally A.
Johnson 1996 Personal Living Trust

Frederick L Isaacs
Frederick L Isaacs, Trustee

STATE OF California)
County of San Joaquin)ss.

This instrument was acknowledged before me on this 13 day of March, 2013
by Frederick L Isaacs.

* See side

State of California, County of San Joaquin
On 3/13/13 before me, Marcela Harvey, n.p.
personally appeared Frederick L. Isaacs -
who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

Signature: Marcela Harvey, n.p.

Notary Public for California
My commission expires: 06/25/2015

