



2016-004550
 Klamath County, Oregon
 05/05/2016 11:16:02 AM
 Fee: \$67.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 Mark E Granas and Jennifer A Granas

 301 Front Street

 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
 Mark E Granas and Jennifer A Granas

 301 Front Street

 Klamath Falls, OR 97601

 File No. 92810AM

STATUTORY WARRANTY DEED

James Isaac and Joanne K. Isaac, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Mark E Granas and Jennifer A Granas 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:

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 672.06 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.

The true and actual consideration for this conveyance is \$455,000.00.

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:

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 4th day of May, 2016

James E. Isaac
James Isaac

Joanne K Isaac
Joanne K Isaac

State of Oregon } ss
County of Klamath }

On this 4th day of May, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared James Isaac and Joanne K. Isaac, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3, 2018

