



THIS SPACE RESERVED

2016-005327
Klamath County, Oregon
05/20/2016 10:01:27 AM
Fee: \$47.00

After recording return to:

James E. Isaac and Joanne K. Isaac

11122 Newlun Drive

Klamath Falls, OR 97603

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

James E. Isaac and Joanne K. Isaac

11122 Newlun Drive

Klamath Falls, OR 97603

File No. 102896AM

STATUTORY WARRANTY DEED

Glen E. Beeman and Carol A. Beeman, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

James E. Isaac and Joanne K. 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:

A parcel of land called 1B (see R.O.S. #1010) located in the N.E. corner of W1/2 of NE1/4 of SW1/4 of Section 9, Township 39 South, Range 10 E., W.M., Klamath County, Oregon and more particularly described as thus:

Beginning at a point located S. 89° 07'E., 327.2 feet from the center West 1/16 corner Section 9; thence S. 0° 16 ½' W., 447.86 feet to a pt.; thence S. 89° 20 ½' E., 327.85 feet to a ½ inch iron pin; thence N. 0° 10 ½' E., 446.55 feet to a point; thence N. 89° 07'W., 327.2 feet to a point of beginning.

The true and actual consideration for this conveyance is \$355,000.00.

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 20 day of May 2016.

Glen E. Beeman
Glen E. Beeman

Carol A. Beeman
Carol A. Beeman

State of Oregon } ss
County of Klamath }

On this 20 day of May, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Glen E. Beeman and Carol A. Beeman, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-2019

