



2020-007477

Klamath County, Oregon

06/19/2020 08:52:38 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Stephanie Zotto and Bryce Beal

1202 West 2nd Street

Medford, OR 97501

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

Stephanie Zotto and Bryce Beal

1202 West 2nd Street

Medford, OR 97501

File No. 379164AM

STATUTORY WARRANTY DEED

Albert G. Isensee and Barbara Devine-Isensee, Trustees of the Isensee Family Trust dated April 27, 1992,

Grantor(s), hereby convey and warrant to

Stephanie Zotto and Bryce Beal, with right of survivorship,

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:

Lot 811, RUNNING Y RESORT – PHASE 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$5,000.00.

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 16 day of June, 2020

The Isensee Family Trust dated April 27, 1992

By: [Signature]
Albert G. Isensee, Trustee

By: [Signature]
Barbara Devine-Isensee, Trustee

State of Hawaii) ss.
County of Hawaii)

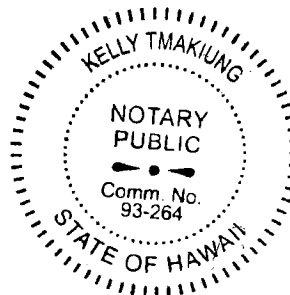
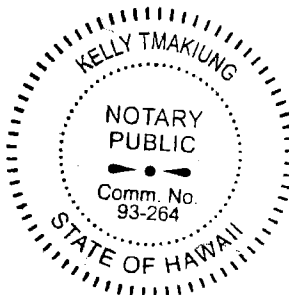
On this 16th day of June, 2020, before me, Kelly Tmakiung a Notary Public in and for said state, personally appeared Albert G. Isensee and Barbara Devine-Isensee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Isensee Family Trust dated April 27, 1992, and acknowledged to me that he/she/they executed the same as 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.

[Signature]
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

KELLY TMAKIUNG
Notary Public, State of Hawaii
Third Judicial Circuit

My Commission Expires: May 16, 2021



NOTARY CERTIFICATION	
Doc Date: <u>6/16/2020</u>	#Pages <u>2</u>
Kelly Tmakiung, Notary Public, Third Judicial Circuit	
Doc. Description: <u>Statutory Warranty Deed</u>	
<u>[Signature]</u> Notary Signature	<u>6/16/2020</u> Date