



2023-007794
Klamath County, Oregon
09/07/2023 09:52:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anne T. Perkins and James W. Lomax, Trustees of the
Lomax-Perkins 1991 Trust

11122 Newlun Dr

Klamath Falls, OR 97603

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

Anne T. Perkins and James W. Lomax, Trustees of the
Lomax-Perkins 1991 Trust

11122 Newlun Dr

Klamath Falls, OR 97603

File No. 603660AM

STATUTORY WARRANTY DEED

James E. Isaac and Joanne K. Isaac, as Trustees of Isaac Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Anne T. Perkins and James W. Lomax, Trustees of the Lomax-Perkins 1991 Trust,

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 \$700,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 29 day of August, 2023.

The Isaac Revocable Living Trust

By: James E. Isaac
James E Isaac, Trustee

By: Joanne K. Isaac
Joanne K. Isaac, Trustee

State of Oregon} ss.
County of Klamath}

On this 29 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared James E. Isaac and Joanne K. Isaac known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Isaac Revocable Living Trust, 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.

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/26

