



2023-008684

Klamath County, Oregon

10/06/2023 09:48:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Gary Ryan Case and Robbyn Nicole Thompson

19140 N Poe Valley Rd.

Klamath Falls, OR 97603

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

Gary Ryan Case and Robbyn Nicole Thompson

19140 N Poe Valley Rd.

Klamath Falls, OR 97603

File No. 608960AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Gary Ryan Case and Robbyn Nicole Thompson, 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 in SE1/4 of the NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin which is North 0°06' East 30.00 feet and South 88°58' East 327.2 feet from the Southwest corner of the SE1/4 NW1/4 of Section 9 (true point of beginning); thence South 88°58' East 297.20 feet to a 1/2 inch iron pin; thence North 0°06' East 201.50 feet to a 1/2 inch iron pin; thence South 89°03' West 297.2 feet to a 1/2" iron pin; thence South 0°06' West 201.07 feet to the point of beginning.

The true and actual consideration for this conveyance is \$75,000.00.

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 2 day of October, 2023

James E. Isaac and Joanne K. Isaac, as Trustees of 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 2 day of October, 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 Trustees 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.

MCook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/24

