



2024-000807
Klamath County, Oregon
02/01/2024 09:05:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Keith W. Smith and Francel A. Smith

1841 Painter St.

Klamath Falls, OR 97601

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

Keith W. Smith and Francel A. Smith

1841 Painter St.

Klamath Falls, OR 97601

File No. 621018AM

STATUTORY WARRANTY DEED

James E. Isaac and Joanne K. Isaac, Trustees of the Isaac Revocable Living Trust under agreement dated November 30, 2021,

Grantor(s), hereby convey and warrant to

Keith W. Smith and Francel A. Smith, 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:

Lot 21, and the Westerly 1/2 Lot 22, Block 12, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$282,000.00.

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:

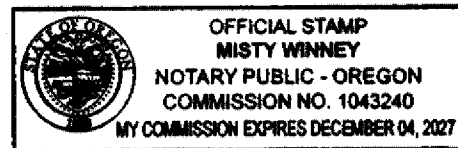
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30th day of January 2024.

Isaac Revocable Living Trust under agreement dated November 30, 2021

By: James Isaac
James Isaac, Trustee
*E.

By: Joanne Isaac
Joanne Isaac, Trustee *K.



State of Oregon } ss.
County of Jackson }

On this 30th day of January, 2024, before me, Misty Winney 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 under agreement dated November 30, 2021, 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.

Misty Winney
Notary Public for the State of Oregon»
Residing at: 850 O'Hare Pkwy Ste 102 Medford OR 97504
Commission Expires: December, 04, 2027