

Returned at Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: E. RONALD ISAKSON 246 Skyridge Drive Klamath Falls, OR 97603
---	--

Grantor:  
E. RONALD ISAKSON AND MYRA ISAKSON,  
Trustees, under the Isakson Living Trust,  
dated September 22, 2017  
246 Skyridge Drive  
Klamath Falls, OR 97603

Grantee:  
E. RONALD ISAKSON  
246 Skyridge Drive  
Klamath Falls, OR 97603

2024-003268  
Klamath County, Oregon



04/29/2024 03:19:54 PM

Fee: \$87.00

- STATUTORY WARRANTY DEED -

E. RONALD ISAKSON AND MYRA ISAKSON, Trustees, under the Isakson Living Trust, dated September 22, 2017, Grantor, conveys and warrants to E. RONALD ISAKSON, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

LOT 36, TRACT NO. 1482, SKY RIDGE ESTATES, PHASE 2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO AND EXCEPTING:

The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and all that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

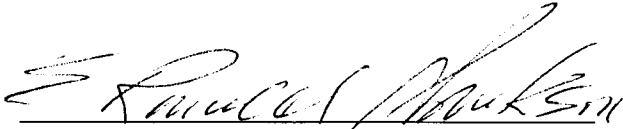
In constructing this deed, where the context so requires, the singular includes the plural, and all grammatical changes that shall be made so that this deed shall apply equally to corporations and to individuals.

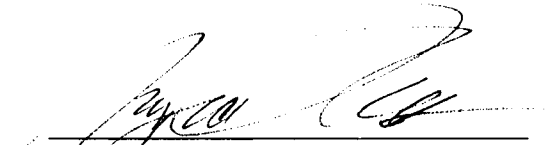
26 IN WITNESS WHEREOF, the grantors have executed this instrument this day of April, 2024.

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.

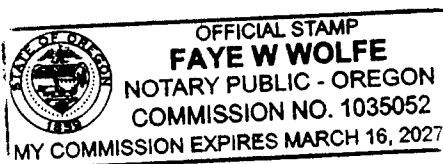
Dated this 26 day of April, 2024.

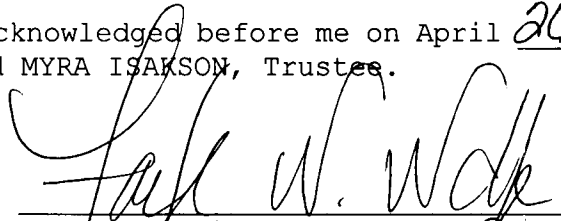
  
E. RONALD ISAKSON, Trustee

  
MYRA ISAKSON, Trustee

STATE OF OREGON    )  
                              ) ss  
County of Klamath)

This instrument was acknowledged before me on April 26, 2024 by E. RONALD ISAKSON, Trustee and MYRA ISAKSON, Trustee.



  
Notary Public for Oregon  
My Commission expires: 3/16/27