



2024-008970
Klamath County, Oregon
10/15/2024 01:22:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dawn Anne Case and Mark Monroe Dodson

9929 Matney Way

Klamath Falls, OR 97603

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

Dawn Anne Case and Mark Monroe Dodson

9929 Matney Way

Klamath Falls, OR 97603

File No. 641502AM

STATUTORY WARRANTY DEED

Cheryl A. Isaacson, as Trustee of the Rodger and Cheryl Isaacson Joint Revocable Living Trust under agreement dated September 1, 2020,

Grantor(s), hereby convey and warrant to

Dawn Anne Case and Mark Monroe Dodson, 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 tract of land situated in Lot 4, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8" iron pin on the North line of Zuckerman Road which bears South 89°58'45" East a distance of 2,770.0 feet and North a distance of 30.0 feet from the iron pin marking the Southwest corner of said Section 17, said point also being the Southeast corner of Tract described in Deed Volume M65, page 2152; thence North a distance of 849.85 feet to 5/8" iron pin; thence North 86°56' East a distance of 212.71 feet to a 5/8" iron pin; thence continuing North 85°56' East to the Westerly bank of Lost River; thence Southeasterly along the Westerly bank of Lost River to the Northwesterly corner of tract described in instrument recorded in Volume M69, page 837; thence South along the West line of last mentioned tract of a distance of 433.3 feet to the North line of Zuckerman Road; thence North 89°58'45" West along said line a distance of 515.96 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$550,000.00.

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: October 15, 2024

Rodger and Cheryl Isaacson Joint Revocable Living Trust under agreement dated September 1, 2020

By: Cheryl A. Isaacson
Cheryl A. Isaacson, as Trustee

State of Oregon} ss.
County of Klamath}

On this 15 day of October, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Cheryl A. Isaacson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Rodger and Cheryl Isaacson Joint Revocable Living Trust under agreement dated September 1, 2020, 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

