

2011-013185

Klamath County, Oregon



00110651201100131850020027

11/29/2011 09:56:51 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Tonya Yee Ellis
c/o Waimun Yee
15233 Francesca Lane
Happy Valley OR 97086

BARGAIN AND SALE DEED

Tonya Yee Ellis, Claiming Successor of the Small Testate Estate of Roger Dale Ellis, Klamath County Circuit Court Case No. 1104422 CV, Grantor, conveys unto Tonya Yee Ellis, Grantee, all that real property situated in Klamath County, Oregon, described as follows:

Lot 33 First Addition to Sportsman Park, according to
the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3606-003CB-06100-000
and Property ID Number R311665

More commonly referred to as: 29710 E Rainbow Road
Klamath Falls OR 97601

The true and actual consideration for this conveyance is inheritance.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009.

Dated this 14 day of November 2011.

Tonya Yee Ellis
Tonya Yee Ellis, Claiming Successor of the
Small Testate Estate of Roger Dale Ellis

STATE OF OREGON, County of Clackamas ss.

Signed and sworn to before me on the 14 day of November 2011, by Tonya Yee Ellis,
who acknowledged the above instrument to be her voluntary act and deed as Claiming Successor
of the Small Testate Estate of Roger Dale Ellis.

Elaine C Udine
Notary Public for Oregon
My commission expires:

May 1, 2015

