



2012-013792
Klamath County, Oregon
12/11/2012 02:06:36 PM
Fee: \$42.00

After recording return to:

Samuel L. Ellis

2720 Jensen Lane

Klamath Falls, OR 97603

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

Samuel L. Ellis

2720 Jensen Lane

Klamath Falls, OR 97603

Escrow No. MT95137-SH

Title No. 0095137

SWD r.020212

STATUTORY WARRANTY DEED

William L. Bacon and Laurette M. Bacon, Trustees of The William L. Bacon and Laurette M. Bacon Joint Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Samuel L. Ellis and Carolyn J. Ellis, 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:

PARCEL 2 of LAND PARTITION 61-97 filed March 23, 1998 in the Klamath County Clerk's Office, being a portion of Lot 17 PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, in the SE1/4 Section 1, Township 39 Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$129,000.00**.

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:

42 AMT

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 21 day of Nov, 2012

The William L. Bacon and Laurette M. Bacon Joint
Revocable Living Trust

BY: William L. Bacon
William L. Bacon, Trustee

BY: Laurette M. Bacon
Laurette M. Bacon, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 21, 2012 by William L. Bacon and Laurette M. Bacon, Trustees of The William L. Bacon and Laurette M. Bacon Joint Revocable Living Trust.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15