

2013-005425

Klamath County, Oregon



00136018201300054250020028

05/15/2013 10:00:05 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, Trustee
15233 SE Francesca Lane
Happy Valley OR 97086

BARGAIN AND SALE DEED

Tonya Yee Ellis, Grantor, conveys unto Tonya Yee Ellis, as Trustee of the Tonya Yee Ellis Family Trust, uad May 8, 2013, and her successors in Trust, Grantee, her interest in the real property in Klamath County, Oregon, which is more particularly 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 R 311665

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

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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,

BARGAIN AND SALE DEED - 1

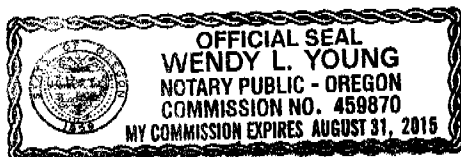
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8 day of May 2013.

Tonya Yee Ellis
TONYA YEE ELLIS

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 8, 2013 by Tonya Yee Ellis, as Trustee of the Tonya Yee Ellis Family Trust, uad May 8, 2013.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015