



THIS SPACE RESERVED FOR RE

2013-011705
Klamath County, Oregon
10/16/2013 11:20:15 AM
Fee: \$42.00

After recording return to:

Sam Ellis

2720 Jensen Lane

Klamath Falls, OR 97603

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

Sam Ellis

2720 Jensen Lane

Klamath Falls, OR 97603

Escrow No. MT99155-MS

Title No. 0099155

SWD r.020212

STATUTORY WARRANTY DEED

Hilyard Avenue, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Sam Ellis and Carolyn 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 24-99, being Parcel 3 of Land Partition 12-94, situated in the SE1/4 of the SW1/4
of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$71,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

42.00

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 14th day of OCT, 2013

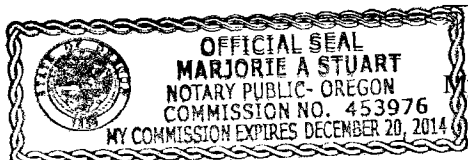
Hilyard Avenue, LLC, an Oregon Limited Liability Company

BY [Signature]
Robert B. Longo, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/14, 2013 by Robert B. Longo, as Member of Hilyard Avenue, LLC, an Oregon Limited Liability Company.

[Signature]
(Notary Public for Oregon)



My commission expires 12/20/14