



00150748201400030060010018

04/07/2014 01:38:06 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
6531 Hilyard Avenue, LLC
2720 Jensen Lane
Klamath Falls, OR 97603

- WARRANTY DEED -

Sam Ellis and Carolyn Ellis, Grantors, whose address is 2720 Jensen Lane, Klamath Falls, OR 97603, convey and warrant to 6531 Hilyard Avenue, LLC, an Oregon limited liability company, Grantee, whose address is 2720 Jensen Lane, Klamath Falls, OR 97603, the following described real property situate in Klamath County, 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.

SUBJECT TO AND EXCEPTING: Free and clear of only those encumbrances insured by any title insurance policy insuring the right, title and interest of the grantors.

The true and actual consideration for this transfer is capital contribution.

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 4 day of April, 2014

Sam Ellis

Carolyn Ellis

STATE OF OREGON, County of Klamath) ss.

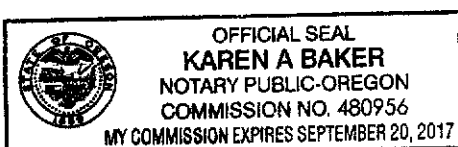
Personally appeared before me this 4 day of April, 2014, the above-named Sam Ellis and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 9-20-2017

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 4 day of April, 2014, the above-named Carolyn Ellis and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: 9-20-2017