



THIS SPACE RESERVED

2016-005646
Klamath County, Oregon
05/31/2016 11:34:54 AM
Fee: \$47.00

After recording return to:

Brandon Ellis and Sierra Ellis

2417 Garden Ave.

Klamath Falls, OR 97601

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

Brandon Ellis and Sierra Ellis

2417 Garden Ave.

Klamath Falls, OR 97601

File No. 96518AM

STATUTORY WARRANTY DEED

Yvette Antolini, Successor Trustee of the Vaughn Aldon Austin Trust, dated November 1, 2004,

Grantor(s), hereby convey and warrant to

Brandon Ellis and Sierra 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:

Lot 40, Block 125, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

80,000.00

The true and actual consideration for this conveyance is ~~\$85,000.00~~ ^{80,000.00}

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:

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 6 day of April, 2016.

Vaughn Aldon Austin Trust, dated November 1, 2004

By: Yvette Antolini
Yvette Antolini, Succesor Trustee

State of Oregon} ss.
County of Klamath}

On this 6th day of March, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Yvette Antolini known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the
*, and acknowledged to me that he/she/they executed the same as Trustee. *ju*

*Vaughn Aldon Austin Trust, dated November 1, 2004

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10-19-2019

