

Returned at Counter

Recording Requested by:  
Bonnie A. Lam  
Attorney for Grantor(s)  
111 N. Seventh Street  
Klamath Falls, OR 97601

2019-007587  
Klamath County, Oregon



07/05/2019 12:15:51 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Samuel and Carolyn Ellis, Trustees  
6531 Hilyard Ave  
Klamath Falls, OR 97603

Until requested otherwise, send all  
tax statements to:

Samuel and Carolyn Ellis, Trustees  
6531 Hilyard Ave  
Klamath Falls, OR 97603

## WARRANTY DEED

Samuel L.L. Ellis and Carolyn J. Ellis, "Grantor," hereby conveys, grants, sells and warrants, to Samuel L.L. Ellis and Carolyn J. Ellis, as Trustees of the *Samuel and Carolyn Ellis Joint Revocable Living Trust* under agreement dated July 2, 2019, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

**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 office plat thereof on file in the office of the County Clerk, in the SE ¼ Section 1, Township 39 Range 9 East of the Willamette Meridian, Klamath County, Oregon**

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

  
SAMUEL L.L. ELLIS  
Date 7-2-2019

  
CAROLYN J. ELLIS  
Date 7-2-2019

STATE OF OREGON )  
County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 2 day of July, 2019 by Samuel L.L. Ellis and Carolyn J. Ellis.



Notary Public for Oregon  
My Commission Expires: 2/6/2023