Returned at Counter

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

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

2019-007587
Klamath County, Oregon

00243234201900075870010012

07/05/2019 12:15:51 PM Fee: $82.00

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 GRANTEES AND GRANTEES' 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 7-2-2019
SAMUEL L.L. ELLIS **Date**

Carolyn J. Ellis 7-2-2019
CAROLYN J. ELLIS **Date**

STATE OF OREGON)
) ss.
County of KLAMATH)

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

OFFICIAL SEAL
BONNIE ANNE LAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 983911
MY COMMISSION EXPIRES FEBRUARY 6, 2023

Unofficial Copy