

AFTER RECORDING, RETURN TO:

Nathaniel & Sandra Ellis, Trustor/Trustee

2410 Yonna Street

Klamath Falls, OR 97601

2019-011962

Klamath County, Oregon



00248568201900119620010016

10/14/2019 02:07:28 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

Nathaniel & Sandra Ellis, Trustor/Trustee

2410 Yonna Street

Klamath Falls, OR 97601

WARRANTY DEED

NATHANIEL ELLIS and SANDRA ELLIS, "Grantor," hereby conveys, grants, sells and warrants, to Nathaniel Ellis and Sandra R. Ellis, as Trustees of the *Nathaniel and Sandra Ellis Joint Revocable Living Trust* under agreement dated October 10, 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:

Lot 10, Block 12, Tract No. 1143, Resubdivision of a portion of Blocks 11, 12, 13, and 14, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of 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.

<i>Nathaniel Ellis</i>	<i>10/10/19</i>	<i>Sandra Ellis</i>	<i>10-10-19</i>
NATHANIEL ELLIS	Date	SANDRA ELLIS	Date

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 10th day of October 2019 by Nathaniel Ellis and Sandra Ellis.



[Signature]
Notary Public for Oregon

LAM LAW
Returned at Counter