



THIS SPACE RESERVED FOR

2020-005519

Klamath County, Oregon

05/01/2020 11:56:27 AM

Fee: \$87.00

After recording return to:

Justin Hiatt

6531 Hilyard Ave.

Klamath Falls, OR 97603

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

Justin Hiatt

6531 Hilyard Ave.

Klamath Falls, OR 97603

File No. 359734AM

STATUTORY WARRANTY DEED

Samuel L.L. Ellis and Carolyn J. Ellis, as Trustees of the Samuel and Carolyn Ellis Joint Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Justin Hiatt, single man,

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:

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.

The true and actual consideration for this conveyance is \$244,000.00.

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 30th day of April, 2020.

Samuel and Carolyn Ellis Joint Revocable Living Trust

By: Samuel L. L. Ellis Trustee
Samuel L.L. Ellis, Trustee

By: Carolyn J. Ellis Trustee
Carolyn J. Ellis, Trustee

State of Oregon} ss.
County of Klamath}

On this 30 day of April, 2020, before me, Chris Allan Johnson, a Notary Public in and for said state, personally appeared Samuel L.L. Ellis and Carolyn J. Ellis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Samuel and Carolyn Ellis Joint Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: May 16 2022

