



THIS SPACE RESERVED FOR

2022-004862  
Klamath County, Oregon  
04/15/2022 02:39:01 PM  
Fee: \$87.00

After recording return to:

Monty R. Yancey and Carla L. Yancey, Trustees of the  
Monty R. Yancey and Carla L. Yancey Revocable  
Living Trust, under agreement dated June 20, 2005 and  
any amendments thereto

892 Cross Road

Klamath Falls, OR 97603

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

Monty R. Yancey and Carla L. Yancey, Trustees of the  
Monty R. Yancey and Carla L. Yancey Revocable  
Living Trust, under agreement dated June 20, 2005 and  
any amendments thereto

892 Cross Road

Klamath Falls, OR 97603

File No. 534637AM

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### STATUTORY WARRANTY DEED

**Janice A. Ellis,**

**Trustee of the Arnold and Janice Ellis Family Trust Agreement, uda January 16, 2003, and their successors in Trust,**

Grantor(s), hereby convey and warrant to

**Monty R. Yancey and Carla L. Yancey, Trustees of the Monty R. Yancey and Carla L. Yancey Revocable Living Trust, under agreement dated June 20, 2005 and any amendments thereto,**

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 One (1) and the Westerly eight (8) feet of Lot Two (2) in Block One (1) Mazama Gardens, according to the duly recorded plat thereof on file in the office of the County Clerk, records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$283,000.00.

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 14 day of April, 2022

Arnold and Janice Ellis Family Trust Agreement

By: Janice A. Ellis  
Janice A. Ellis, Trustee

State of Oregon } ss  
County of Lane }

On this 14 day of April, 2022, before me,  
Matthew Raymond Klein a Notary Public in and for said state, personally appeared  
Janice A. Ellis, known or identified to me to be the person(s) whose name(s) is/are  
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

Matthew Raymond Klein  
Notary Public for the State of Oregon  
Residing at: Lane County  
Commission Expires: 11-29-25

