

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00351446202600001540030038

01/06/2026 02:55:12 PM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: Sandra R. Ellis

Address: 2410 Yonna St

City, ST Zip: Klamath Falls, OR 97601

Returned at Counter

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Sandra R. Ellis formerly known as Sandra R. Waldron

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Nathaniel Ellis and Sandra R. Ellis, Trustees of the Nathaniel and Sandra Ellis Joint Revocable Living Trust under agreement dated October 9, 2019

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Sandra R. Ellis

Address: 2410 Yonna St

City, ST Zip: Klamath Falls, OR 97601

6. TRUE AND ACTUAL CONSIDERATION -

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. - Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: _____

Recorded at the request of the Grantor to correct the legal description previously recorded as 2019-011963

AFTER RECORDING, RETURN TO:

Nathaniel & Sandra Ellis, Trustor/Trustee

2410 Yonna Street

Klamath Falls, OR 97601

2019-011963
Klamath County, Oregon



10/14/2019 02:07:34 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

Nathaniel & Sandra Ellis, Trustor/Trustee

2410 Yonna Street

Klamath Falls, OR 97601

LamLaw
Returned at Counter

WARRANTY DEED


SANDRA R. ELLIS, formerly known as Sandra R. Waldron, "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:

~~Parcel 2 of Land Partition 18-99, situated in the SE 1/4 NW 1/4, Section 1, Township 39 South, Range 9 East of the Willamette Meridian, 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.

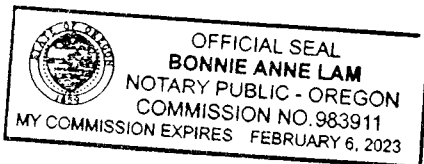
The true consideration for this conveyance is \$0 per trust agreement.

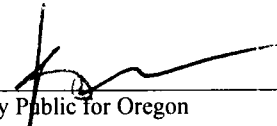
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


SANDRA R. ELLIS Date 10-10-19
Formerly known as Sandra R. Waldron

STATE OF OREGON)
County of KLAMATH) ss.

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




Notary Public for Oregon

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 2 OF "LAND PARTITION 18-99".

TOGETHER WITH THE FOLLOWING REAL PROPERTY:

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF "LAND PARTITION 19-99", SITUATED IN THE SE1/4 NW1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2 OF LAND PARTITION 19-99; THENCE N89°09'53"E, ALONG THE SOUTH LINE OF SAID PARCEL 2, 16.30 FEET; THENCE LEAVING SAID SOUTH LINE, N00°10'00"E 50.00 FEET; THENCE N89°50'00"W 14.30 FEET; THENCE N00°10'00"E 59.77 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2; THENCE S89°09'53"W 2.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE S00°10'00"W 110.02 FEET TO THE POINT OF BEGINNING, CONTAINING 937 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE SAID PLAT OF "LAND PARTITION 19-99", ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

APN 3909-001BD-00800