

2019-014591

Klamath County, Oregon



00251687201900145910010010

12/17/2019 08:07:05 AM

Fee: \$82.00

**Grantor's Name and Address:**

Krebs Realty LLC  
9208 NE Hwy 99, Ste 107-51  
Vancouver, WA 98665  
360-545-3006

**Grantee's Name and Address:**

Allison and Stephen Garcia  
732 E 16th Ave  
San Mateo, CA 94402  
310-309-0375

**After recording return to:**

Allison and Stephen Garcia  
732 E 16th Ave  
San Mateo, CA 94402  
310-309-0375

**Until requested otherwise, send all tax statements to:**

Allison and Stephen Garcia  
732 E 16th Ave  
San Mateo, CA 94402  
310-309-0375

**Warranty Deed**

Krebs Realty LLC, Grantor, conveys and warrants to, Allison and Stephen Garcia, tenancy by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon:

**Description of real property:**

Lot 57 in Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, KLAMATH COUNTY, OR

APN: R347663Map Tax Lot: R-3611-009A0-01500-000**The property is free from encumbrances.**

The true consideration for this conveyance is \$ 11,850.00 USD. IN WITNESS WHEREOF, grantor has executed this instrument on 11/1/19; any signature made on behalf of a business or other entity is made with the authority of that entity.

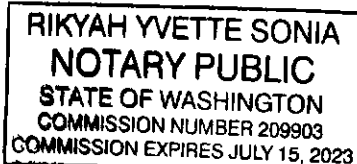
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

David Krebs  
David Krebs, Manager, Krebs Realty LLC

STATE OF Washington, County of Clallam ss.

This instrument was acknowledged before me on: November 1, 2019

By David Krebs WDL



Notary Public for State of Washington  
My commission expires July 15, 2023