

2019-014594

Klamath County, Oregon



00251688201900145940010013

12/17/2019 08:08:25 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: The Westerly 1035 of the Southerly 415 feet of Lot 14 in Block 10 of
Klamath Forest Estates, Sycan Unit, Klamath Co, OR

APN: R183143**Map Tax Lot:** R-3313-03400-03800-000**The property is free from encumbrances.**

The true consideration for this conveyance is \$ 12,075.00 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.

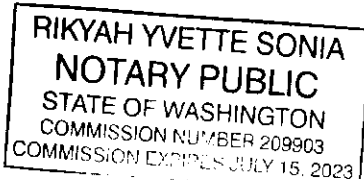
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S
RIGHTS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2
TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2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

STATE OF Washington, County of Clack ss.

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

By David Krebs with WDL



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