

2021-010472

Klamath County, Oregon

07/06/2021 12:53:00 PM

Fee: \$92.00

After recording, return to:
Krebs Realty, LLC
9208 NE Hwy 99,
Suite 107-51
Vancouver, WA 98665

Until a change is requested,
all tax statements should be sent to:
Krebs Realty, LLC
9208 NE Hwy 99,
Suite 107-51
Vancouver, WA 98665

WARRANTY DEED

Under ORS 93.850

The grantor,
Allison Reid-Cunningham
331 GANGNESS DRIVE
TALENT, OR 97540

for the true and actual consideration of \$3,600
Three thousand six hundred

CONVEYS AND WARRANTS to the grantee,
Krebs Realty, LLC
9208 NE Hwy 99,
Suite 107-51
Vancouver, WA 98665

the following described real property, free of encumbrances, except as specifically
set forth herein:
KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #4, Block 123, Lot 15
and
KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #4, Block 123, Lot 16

Parcel ID: 3811-011C0-02400 and 3811-011C0-02500
And commonly known as: No street address

Source of Title:

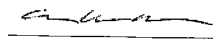
Being the same properties conveyed by quitclaim deed from James William Baker and Sunshine Baker to Allison Reid-Cunningham, recorded September 25, 2017 in the records of the Klamath County Clerk, Oregon, filing number 2017-010820.

This conveyance is made subject to:

N/A

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this _____ day of July, 2021, in the presence of:

<u></u>	_____ Signature
Allison Reid-Cunningham	_____ Print Name
Owner	_____ Capacity

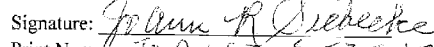
_____ Signature	_____ Signature
_____ Print Name	_____ Print Name
_____ Capacity	_____ Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF OREGON
COUNTY OF CLATSOP

On this 6th day of July, 2021, before me, Notary Public in and for said state, personally appeared ALLISON REID-CUNNINGHAM

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me SHE freely executed the same.

Signature: 
Print Name: JO ANN R. SIEBECKE
Title: NOTARY PUBLIC
My Commission Expires: 4/28/25

