

2021-012141

Klamath County, Oregon

08/09/2021 11:54:00 AM

Fee: \$92.00

After recording, return to:
Sunny Qiu
1078 Bellingham Drive
Oceanside, CA 92057

Until a change is requested,
all tax statements should be sent to:
Sunny Qiu
1078 Bellingham Drive
Oceanside, CA 92057

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,
Krebs Realty. LLC
9208 NE Hwy 99, Suite 107-51
Vancouver, WA 98665

CONVEYS to the grantee,
Sunny Qiu
1078 Bellingham Drive
Oceanside, CA 92057

the following described real property:
Lot 1 in Block 42, FIRST ADDITION TO KLAMATH FOREST ESTATES,
Klamath County, OR

And commonly known as: No street address
Parcel ID: 3510-027A0-05400

The true and actual consideration this conveyance is \$7,604
Seven thousand six hundred and four dollars

Source of Title:

Being that same Quitclaim Deed from Klamath County to Krebs Realty, LLC recorded on October 24, 2017 in the official property records of Klamath County, Oregon under file number 2017-012157.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 9th day of August, 2021.

[Signature]
Signature
David Krebs
Print Name
Owner, Krebs Realty, LLC
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

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

STATE OF Washington
COUNTY OF Clark

On this 9th day of August, 2021, before me, Notary Public in and for said state, personally appeared David Krebs

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

Signature: Elizabeth M.A. Callander
Print Name: Elizabeth M.A. Callander
Title: Notary State of Washington
My Commission Expires: October 1, 2023

