

**2021-013630**

**Klamath County, Oregon**

**09/08/2021 10:42:01 AM**

**Fee: \$87.00**

**After recording return to:**

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

**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  
360-545-3006

**WARRANTY DEED**

Under ORS93.850

The Grantor,  
Jonn A. Berrier, whose post office address is:  
P.O. Box 603, Janesville, CA 96114

for the true and actual consideration of \$ 6,273.00  
Six thousand two hundred and seventy three

CONVEYS AND WARRANTS to the Grantee,  
Krebs Realty, LLC, whose post office address is:  
9208 NE Hwy 99, Suite 107-51, Vancouver, WA 98665

the following described real property, situated in Klamath County, Oregon, free of encumbrances, except  
as specifically set forth herein:

Lot 14, Block 65, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3 as  
recorded in the Office of the County Recorder of Klamath County, Oregon

Parcel ID: 3811-003B0-01000  
And commonly known as: No street address

Source of Title: Being that same Quitclaim Deed recorded on Oct 9, 2019 at Book 2019/10085, in the  
official records of Klamath County, Oregon.

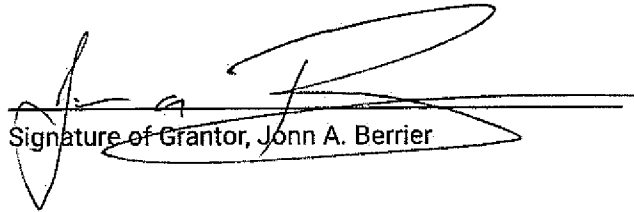
This conveyance is made subject to:  
All conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said  
property

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.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed, and delivered on this 8<sup>th</sup> day of September, 2021, in the presence of:

  
Signature of Grantor, Jonn A. Berrier


### Certificate of Acknowledgment of Notary Public

STATE OF California  
COUNTY OF Lassen

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 8<sup>th</sup> day of September, 2021 by Brittany Hinkle, Notary Public

who ( ) is personally known to me or (X) produced a CA Drivers License as identification, regarding the attached instrument described as Jonn Berrier and to whose signature this notarization applies.



  
Notary public signature  
Brittany Hinkle  
Notary public printed name