

2021-014652

Klamath County, Oregon

09/28/2021 08:25:01 AM

Fee: \$87.00

After recording return to:

LandCrossing JV, LLC
10810 N Tatum Blvd Ste 102886
Phoenix, AZ 85028

**Until a change is requested, all tax
statements should be sent to:**

LandCrossing JV, LLC
10810 N Tatum Blvd Ste 102886
Phoenix, AZ 85028

SPECIAL WARRANTY DEED

The Grantor,

Krebs Realty, LLC, whose post office address is:
9208 NE Hwy 99, Suite 107-51, Vancouver, WA 98665

for the true and actual consideration of
Six thousand dollars

CONVEYS AND WARRANTS to the Grantee,
LandCrossing JV, LLC, whose post office address is:
10810 N Tatum Blvd Ste 102886, Phoenix, AZ 85028

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

Lot 3, Block 10, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

Parcel ID: 3510-015D0-02400

Street address: No street address

Source of title:

Being that same quitclaim deed recorded on September 10, 2020 at Book 2020/Page 011408, in the
official records of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters
appearing of record.

**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 and parties claiming by, through or under Grantor, but against none other.

Signed, sealed, and delivered on this 27th day of September, 2021, in the presence of:



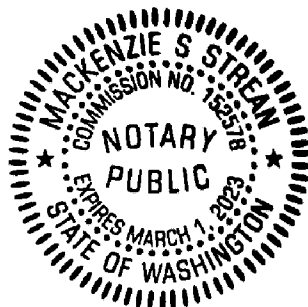
Signature of Grantor,
David Krebs, managing member of Krebs Realty, LLC

Certificate of Acknowledgment of Notary Public

STATE OF Washington
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27th day of September, 2021 by David Krebs

who () is personally known to me or (☒) produced a Washington Drivers L.C. as identification, regarding the attached instrument described as Special Warranty Deed and to whose signature this notarization applies.





Notary public signature

Mackenzie S. Streen

Notary public printed name