

2021-014914

Klamath County, Oregon

10/04/2021 08:30:04 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,

Mark Lee Beck, whose post office address is:
4110 Anitra Cir, Colorado Springs, CO 80918

for the true and actual consideration of \$ 4,739.00
Four thousand seven hundred and thirty nine

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 19, Block 12, Mt. Scott Meadow subdivision, Tract No. 1027, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 3107-012A0-00600

And commonly known as: No street address

Source of Title: Being that same Warranty Deed recorded on Mar 17, 1994 at Book 1994/8091, in the
official records of Klamath County, Oregon.

This conveyance is made subject to:

All conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or
appearing in the recorded map of said tract.

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 2 day of OCTOBER, 2021, in the presence of:

Mark Lee Beck

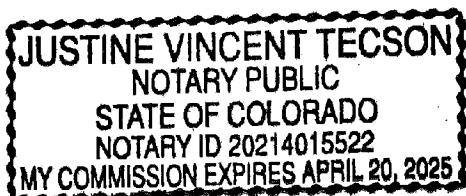
Signature of Grantor, Mark Lee Beck

Certificate of Acknowledgment of Notary Public

STATE OF Colorado
COUNTY OF El Paso

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of October, 2021 by Mark Beck

who ☐ is personally known to me or ☒ produced a Colorado Driver's License as identification, regarding the attached instrument described as Warranty Deed and to whose signature this notarization applies.



Justine Vincent Tecson
Notary public signature
Notary public printed name