

2021-015454

Klamath County, Oregon

10/13/2021 12:46:01 PM

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,

Willie J. Carter and Margaret G. Carter, husband & wife, whose post office address is:

3412 Soyla Dr, Oceanside, CA 92058

for the true and actual consideration of \$ 5,625.00

Five thousand six hundred twenty five

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 9, Block 133, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County,
Oregon

Parcel ID: 3811-012B0-00600

And commonly known as: No street address

Source of Title: Being that same Warranty Deed recorded on Feb 6, 1985 at Book 1985/1937, in the official
records of Klamath County, Oregon.

This conveyance is made subject to:

None

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 12 day of OCT, 2021 in the presence of:

Willie J. Carter
Signature of Grantor, Willie J. Carter

Margaret G. Carter
Signature of Co-Grantor (if any), Margaret G. Carter

Certificate of Acknowledgment of Notary Public

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 12th day of OCT, 2021 by WILLIE J. CARTER AND MARGARET G. CARTER, who () is personally known to me or (☒) produced a DRIVER LICENSE as identification, regarding the attached instrument described as WARRANTY DEED and to whose signature this notarization applies.



K. Mehrabani
Notary public signature
K. MEHRABANI
Notary public printed name