

2021-016156

Klamath County, Oregon

10/26/2021 12:28:01 PM

Fee: \$87.00

After recording return to:

David and Beth Heagy
32917 Diamond Hill Dr
Harrisburg, OR 97446

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

David and Beth Heagy
32917 Diamond Hill Dr
Harrisburg, OR 97446

WARRANTY DEED

Under ORS93.850

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 \$ 12,000.00

Twelve thousand dollars

CONVEYS AND WARRANTS to the Grantee,

David W. Heagy and Beth A. Heagy, as tenants by the entirety, whose post office address is:
32917 Diamond Hill Dr, Harrisburg, OR 97446

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

Lot 4, Block 131, KLAMATH FALLS FOREST ESTATES HWY 66 Unit, PLAT #4, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel ID: 3811-001D0-02300

And commonly known as: No street address

Source of Title: Being that same Warranty Deed recorded on October 12, 2021 at Book 2021/15263, 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 20th day of October, 2021, in the presence of:

[Signature]

Signature of Grantor,
David Krebs
Owner, 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 20th day of October, 2021 by David Krebs

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



[Signature]
Notary public signature
Ariane Biava
Notary public printed name