

2021-018462

Klamath County, Oregon

12/14/2021 08:25:01 AM

Fee: \$92.00

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,

Jake T. Murphy, whose post office address is:
P.O. Box 7177, Santa Rosa, CA 95407

for the true and actual consideration of \$ 5,646.00
Five thousand six hundred forty six

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 18, Block 34, KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon

Parcel ID: 3811-004D0-01000

And commonly known as: No street address

Source of Title: Being that same Statutory Warranty deed recorded on Mar 31, 2020 at Book 2020, Page
3849, 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 13 day of December, 2021 in the presence of:

Jake T. Murphy
Signature of Grantor, Jake T. Murphy

Certificate of Acknowledgment of Notary Public

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 20__ by _____

who () is personally known to me or () produced a _____ as identification, regarding the attached instrument described as _____ and to whose signature this notarization applies.

Notary public signature

Notary public printed name

* See attached State of California Acknowledgment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SONOMA

On December 13, 2021 before me, Petra M. Barrett, Notary Public
(insert name and title of the officer)

personally appeared Jake T. Murphy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Petra M. Barrett (Seal)

Comm # 2291691

Attached to Warranty Deed