

2021-018700

Klamath County, Oregon

12/17/2021 12:17:01 PM

Fee: \$87.00

After recording return to:

Joshua B. Moore
16388 3rd St. #403
La Pine, OR 97739

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

Joshua B. Moore
16388 3rd St. #403
La Pine, OR 97739

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 \$ 9,000.00
(Nine thousand dollars)

CONVEYS AND WARRANTS to the Grantee,
Joshua B. Moore, whose post office address is:
16388 3rd St. #403, La Pine, OR 97739

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

Lot 35, Block 4, Klamath Forest Estates, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon

Parcel ID: 3510-015A0-05100

Street address: No street address

Source of title:

Being that same Quitclaim deed recorded on June 14, 2016 at Book 2016/Page 6221, in the official
records of .

This conveyance is made subject to:

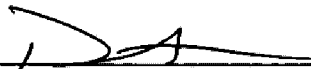
Any covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters
appearing of record.

**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 17th day of December, 2021, in the presence of:

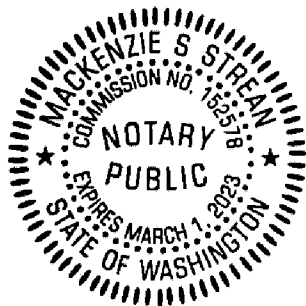


Signature of Grantor,
David Krebs,
As owner of Krebs Realty, LLC

Certificate of Acknowledgment of Notary Public

STATE OF Washington
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of physical presence, this 17th day of December, 2021 by David Krebs who produced a Washington Driver Lic. 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