

**2022-000607**

**Klamath County, Oregon**

**01/18/2022 08:29:02 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,

Edward J. Pecis Jr., whose post office address is:

~~177~~ Marmot Drive, Ridgway, Colorado 81432

1774 *EP*

for the true and actual consideration of \$ 4,991.00

Four thousand nine hundred ninety one dollars

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 40, Block 15, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon

Parcel ID: 3510-023A0-02800

And commonly known as: No street address

Source of Title: Being that same Quitclaim Deed recorded on Nov 8, 1991 at Book 1991, Page 23527, 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<sup>th</sup> day of January, 2022 in the presence of:

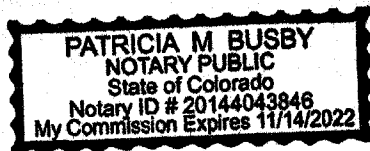
Edward J. Pecis Jr.  
Signature of Grantor, Edward J. Pecis Jr.

#### Certificate of Acknowledgment of Notary Public

STATE OF Colorado  
COUNTY OF Montrose

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization, this 13<sup>th</sup> day of January, 2022 by Edward J. Pecis Jr.

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



Patricia M. Busby  
Notary public signature  
Patricia M. Busby  
Notary public printed name