

2022-000874

Klamath County, Oregon

01/24/2022 08:23:03 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,

Robin I. Guiles, whose post office address is:
2222 SW 23rd Street, Gresham, Oregon 97080

for the true and actual consideration of \$ 5,160.00
Five thousand one hundred and sixty 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 2, Block 37, KLAMATH FOREST ESTATES 1ST ADDITION, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon

Parcel ID: 3510-026A0-03200

And commonly known as: No street address

Source of Title: Being that same Quitclaim Deed recorded on Feb 26, 1999 at Book 1999, Page 6796, 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 22 day of January, 2022 in the presence of:

Robin I. Guiles

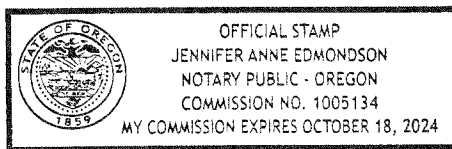
Signature of Grantor, Robin I. Guiles

Certificate of Acknowledgment of Notary Public

STATE OF Oregon
COUNTY OF Deschutes

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 22 day of January, 2022 by Robin I. Guiles

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



Jennifer Anne Edmondson
Notary public signature
Jennifer Anne Edmondson
Notary public printed name