

2022-001005

Klamath County, Oregon

01/26/2022 09:58:01 AM

Fee: \$87.00

After recording return to:

James Vazquez
779 NW Morning View Ct
McMinnville, OR 97128

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

James Vazquez
779 NW Morning View Ct
McMinnville, OR 97128

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 \$ 7,900.00
Seven thousand nine hundred dollars

CONVEYS AND WARRANTS to the Grantee,
James Vazquez and Kasin Vazquez, with the right of survivorship and not as tenants in common, whose
post office address is:
779 NW Morning View Ct, McMinnville, OR 97128

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

The Southerly 415 feet of the East 1000 feet of Lot 18 in Block 18, Klamath Falls Forest Estates
Sycan Unit, also described as Lot 18C in Block 18, Klamath Falls Forest Estates Sycan Unit, according to
the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel ID: 3313-01300-03200

Street address: No street address

Source of title:

Being that same Quitclaim deed recorded on June 14, 2016 at Book 2016/Page 6218, in the official
records of Klamath County, OR.

This conveyance is made subject to:

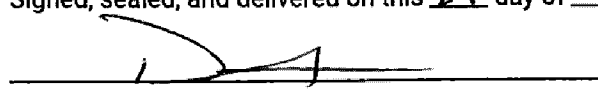
Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters
appearing of record.

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 24th day of January, 2022, in the presence of:

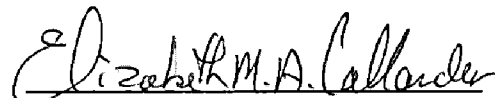
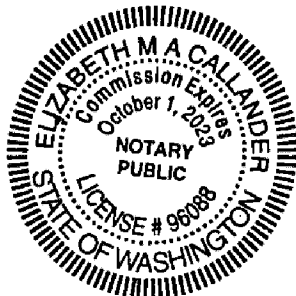


Signature of Grantor,
David Krebs, as owner of Krebs Realty, LLC

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 24th day of January, 2022, by David Krebs who produced a Washington D.C. as identification, regarding the attached instrument described as Special Warranty Deed and to whose signature this notarization applies.



Notary public signature
Elizabeth M.A. Callander

Notary public printed name