

2022-003110

Klamath County, Oregon

03/14/2022 12:54:01 PM

Fee: \$87.00

After recording return to:

David Christofferson
37881 Wheeler Rd
Dexter, OR 97431

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

David Christofferson
37881 Wheeler Rd
Dexter, OR 97431

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,

David Christofferson, whose post office address is:
37881 Wheeler Rd, Dexter, OR 97431

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

Lot 13, Block 20, KLAMATH FALLS FOREST ESTATES HWY 66 Unit, Plat #1, according to the official plat
thereof on file in the Office of the County Clerk, Klamath County, Oregon

Parcel ID: 3711-027B0-01700

Street address: No street address

Source of title:

Being that same Quitclaim deed recorded on March 21, 2019 at Book 2019/Page 002657, in the official
records of Klamath County, OR.

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 14th day of March, 2022 in the presence of:

[Signature]

Signature of Grantor,
David Krebs,
as CEO 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 or () online notarization, this 14th day of March, 2022 by David Krebs

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



Aaron Allan

Notary public signature

Aaron Allan

Notary public printed name