

**2022-004977**

**Klamath County, Oregon**

**04/19/2022 12:38:01 PM**

**Fee: \$87.00**

**After recording return to:**

**Samantha Cullinan**

**20161 Dairy Lane**

**Sterling, Virginia 20165**

**Until a change is requested, all tax**

**statements should be sent to:**

**Samantha Cullinan**

**20161 Dairy Lane**

**Sterling, Virginia 20165**

## **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 \$ 8,550.00**

**Eight thousand five hundred and fifty dollars**

**CONVEYS AND WARRANTS to the Grantee,**

**Samantha Cullinan, whose post office address is:**

**20161 Dairy Lane, Sterling, Virginia 20165**

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

**Mt Scott Meadow, Block 24, Lot 31, according to the official records of Klamath County, Oregon**

**Parcel ID: 3107-012D0-06800**

**Street address: No street address**

**Source of title:**

**Being that same General Warranty Deed recorded on July 17, 2017 at Book 2017/Page 007919, in the official records of Klamath County, Oregon.**

**This conveyance is made subject to:**

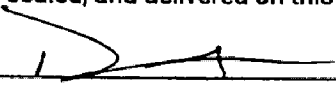
**Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

**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 19th day of April, 2022, in the presence of:



Signature of Grantor,  
David Krebs, Chief Executive Officer 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 19<sup>th</sup> day of April, 2022 by David Krebs who produced a Washington Drivers License 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

