

2022-012961
Klamath County, Oregon
11/01/2022 02:06:02 PM
Fee: \$87.00

After recording return to:

Krebs Realty, LLC
6400 NE Hwy 99, Suite G 1044
Vancouver, WA 98665
844-322-4475

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

Krebs Realty, LLC
6400 NE Hwy 99, Suite G 1044
Vancouver, WA 98665
844-322-4475

WARRANTY DEED

Under ORS93.850

The Grantor,

Autumn W. Pendergrass, whose post office address is:
52645 NE Porter Ln, Scappoose, OR 97056

for the true and actual consideration of \$ 4,300.00

Four thousand three hundred dollars

CONVEYS AND WARRANTS to the Grantee,
Krebs Realty, LLC, whose post office address is:
6400 NE Hwy 99, Suite G 1044, Vancouver, WA 98665

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

Lot 9, Block 10, Klamath Forest Estates, Klamath County, Oregon

Parcel ID: 3510-015D0-03400

And commonly known as: No Street Address

Source of Title: Being that same Warranty Deed recorded on Jan 8, 2007 at Book 2007, Page 274, 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 1 day of Nov, 2022, in the presence of:

Autumn W Pendergrass
Signature of Grantor, Autumn W. Pendergrass

Certificate of Acknowledgment of Notary Public

STATE OF OREGON
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence, this 1 day of Nov, 2022 by (name of person signing) Autumn W Pendergrass

who produced a OREGON Dr. Lic
as identification, regarding the attached instrument described as "Warranty Deed" and to whose signature this notarization applies.

Major Brent KAISER
Notary public signature
Major Brent KAISER
Notary public printed name

