

2023-002320

Klamath County, Oregon

04/03/2023 01:23:01 PM

Fee: \$87.00

After recording return to:

Colyn Caraway
11 Clyde Story Rd
Goldendale, WA 98620

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

Colyn Caraway
11 Clyde Story Rd
Goldendale, WA 98620

SPECIAL WARRANTY DEED

The Grantor,
Krebs Realty, LLC, whose post office address is:
6400 NE Hwy 99, Suite G #1044, Vancouver, WA 98665

for the true and actual consideration of \$12,000.00
Twelve thousand dollars

CONVEYS AND WARRANTS to the Grantee,
Colyn Caraway, whose post office address is:
11 Clyde Story Rd, Goldendale, WA 98620

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

Lot 19, Block 54, KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel ID: 3811-02380-02500

Street address: No street address

Source of title:

Being that same Warranty Deed recorded on May 19, 2021 at Book 2021/Page 007933, 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 28th day of March, 2023, in the presence of:

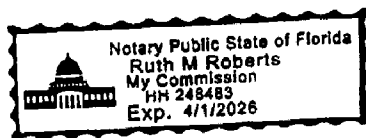
[Signature]

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

Certificate of Acknowledgment of Notary Public

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence, this 28th day of March, ²⁰²³~~2022~~, by David Krebs who produced a FLDL K612-173-80-00470 as identification, regarding the attached instrument described as Special Warranty Deed and to whose signature this notarization applies.



Ruth M. Roberts

Notary public signature

Ruth M. Roberts

Notary public printed name