

After recording return to:

Troy Harold Fisher
4915 Upper Fords Creek Rd
Orofino, ID 83544

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

Troy Harold Fisher
4915 Upper Fords Creek Rd
Orofino, ID 83544

SPECIAL WARRANTY DEED

Under ORS 93.855

The Grantor,
Krebs Realty, LLC, a Washington Limited Liability Company, whose post office address is:
6400 NE Hwy 99, Suite G 1044, Vancouver, WA 98665

for the true and actual consideration of \$ 6,000.00
Six Thousand Dollars

CONVEYS AND SPECIALLY WARRANTS to the Grantee,
Troy Harold Fisher, whose post office address is:
4915 Upper Fords Creek Rd, Orofino, ID 83544

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

Lot 5, Block 10, Klamath Forest Estates, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon. **APN: 260906 Map Tax Lot: 3510-015D0-02200**

Source of Title: Being that same Quitclaim Deed recorded on 6/14/2016 at Book 2016, Page 006220, 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 and parties claiming by, through or under Grantor.

Signed, sealed, and delivered on this 21st day of May, 2024, in the presence of:



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 21 day of May, 2024, by David Krebs who produced a FL DL as identification, regarding the attached instrument described as "Warranty Deed" and to whose signature this notarization applies.



Dharmesh Patel
Notary Public
State of Florida
Comm# HH108707
Expires 5/3/2025



Notary public signature

Dharmesh Patel

Notary public printed name