

**2024-009559**

**Klamath County, Oregon**

**11/01/2024 09:23:01 AM**

**Fee: \$87.00**

**After recording return to:**

Joseph Hanson  
56170 Marracci Rd  
Warren, OR 97053

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

Joseph Hanson  
56170 Marracci Rd  
Warren, OR 97053

**WARRANTY DEED**

Under ORS93.850

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 \$8,550.00  
Eight Thousand Five Hundred and Fifty Dollars

CONVEYS AND WARRANTS to the Grantee,  
Joseph Hanson, whose post office address is:  
56170 Marracci Rd, Warren, OR 97053

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

Mt Scott Meadow Block 23 Lot 4, according to the official plat thereof on file in the office of the County  
Clerk, Klamath County, Oregon

Property ID: 83484

Map Tax Lot Number: 3107-012D0-09500

Source of Title: Being that same General Warranty Deed recorded on 7/17/2017 at Book 2017, Page  
007918, 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.

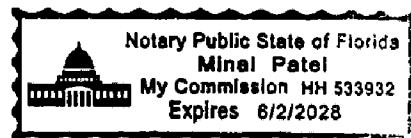
Signed, sealed, and delivered on this 30th day of October, 2024, in the presence of:

  
\_\_\_\_\_  
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 30th day of oct, 2024 by David Krebs who produced a FL/DL K612-173-80-004-0 as identification, regarding the attached instrument described as "Warranty Deed" and to whose signature this notarization applies.



  
\_\_\_\_\_  
Notary public signature

minal Patel  
\_\_\_\_\_  
Notary public printed name