

2024-010269

Klamath County, Oregon

11/25/2024 02:05:01 PM

Fee: \$87.00

After recording return to:

Renee Reichart
2105 Reclamation Ave
Klamath Falls, OR 97601

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

Renee Reichart
2105 Reclamation Ave
Klamath Falls, OR 97601

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 \$ 13,200.00
Thirteen thousand two hundred dollars

CONVEYS AND WARRANTS to the Grantee,
Renee Reichart, whose post office address is:
2105 Reclamation Ave, Klamath Falls, OR 97601

the following described real property, situated in Klamath County, Oregon, free of encumbrances, except
as specifically set forth herein:
Lot 7, Block 101, Klamath Forest Estates Highway 66 Unit, Plat No. 4, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon

Property ID:
393540
Map Tax Lot Number:
3711-025C0-00300

Source of Title: Being that same Quitclaim Deed recorded on 6/30/2017 at Book 2017, Page 007292, in
the official records of Klamath County, Oregon.

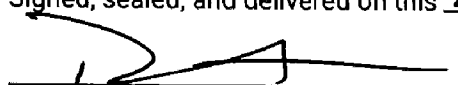
This conveyance is made subject to:
All conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or
appearing in the recorded map of said tract.

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 25th day of November 2024, in the presence of:

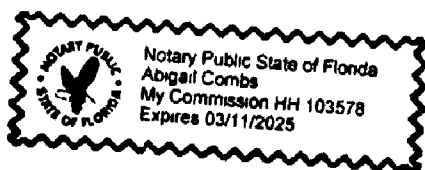


David Krebs, as CEO of Krebs Realty LLC

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 25th day of November, 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.





Notary public signature

Abigail Combs

Notary public printed name