

Return To:



**2025-000833**

**Klamath County, Oregon**

**02/07/2025 09:12:01 AM**

**Fee: \$92.00**

After Recording Return to:  
**Krebs Realty LLC**  
**6400 NE Hwy 99 Ste G #1044**  
**Vancouver WA 98665**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE23431 / 665736AM**

### **STATUTORY WARRANTY DEED**

**Sharon Kugelman,**

herein called grantor, convey(s) and warrant(s) to

**Krebs Realty LLC, A Washington Limited Liability Company,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,  
described as:

**Lot 37 in Block 45 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2,  
according to the official plat thereof on file in the office of the County Clerk, Klamath  
County, Oregon.**

**(Tax Acct Number# 472615, Tax Map and Lot # : 3811-016A0-01400)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$4,200.00**.

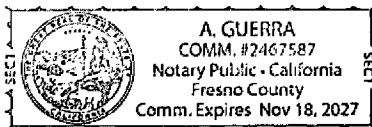
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 THE 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 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: January 31, 2025

Sharon Kugelman  
Sharon Kugelman

STATE OF California, County of Fresno ) ss.

On ~~February~~ <sup>January</sup> 31, 2025, personally appeared the above named **Sharon Kugelman** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: A. Guerra

Notary Public for California

My commission expires: 11/18/2027

See Attached  
Notary Certificate

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of FRESNO

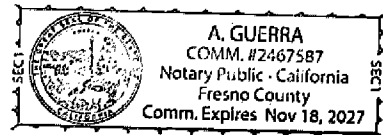
On January 31, 2025 before me, A. GUERRA, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Sharon Kugelman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Statutory Warranty Deed