

After recording return to:

Gordon Rogers
25337 Homedale Rd
Wilder, ID 83676

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

Gordon Rogers
25337 Homedale Rd
Wilder, ID 83676

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 \$ 11,520.00
Eleven Thousand Five Hundred and Twenty Dollars

CONVEYS AND WARRANTS to the Grantee,

Gordon Rogers and Jannessa Rogers, with the right of survivorship and not as tenants in common, whose
post office address is:
25337 Homedale Rd, Wilder, ID 83676

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

Lot 2, Block 37, KLAMATH FOREST ESTATES 1ST ADDITION, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon

Parcel ID: 3510-026A0-03200

And commonly known as: 00 Pheasant Ln, Chiloquin, OR 97624

Source of Title: Being that same Warranty Deed recorded on Jan 24, 2022 at Book 2022, Page 874, 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 26th day of February, 2025, in the presence of:

[Signature]

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 26th day of February, 2025 by David Krebs who produced a FLID as identification, regarding the attached instrument described as "Warranty Deed" and to whose signature this notarization applies.



[Signature]
Notary public signature

Abigail Combs
Notary public printed name