

2025-006050

Klamath County, Oregon

07/15/2025 10:49:01 AM

Fee: \$92.00

After recording return to:

Michael Myers and Jacqueline Baines
47 Desertaire Rd
Truth or Consequences, NM 87901

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

Michael Myers and Jacqueline Baines
47 Desertaire Rd
Truth or Consequences, NM 87901

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 \$ 16,850.00
Sixteen Thousand Eight Hundred and Fifty Dollars

CONVEYS AND WARRANTS to the Grantee,

Michael Myers and Jacqueline Baines, with the right of survivorship and not as tenants in common,
whose post office address is: 47 Desertaire Rd, Truth or Consequences, NM 87901

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

Lot 23, Block 53, First Addition to Klamath Forest Estates, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon. **APN: R273019 MapTaxLot: 3510-034A0-02900**

Source of Title: Being that same Quit Claim Deed recorded on 8/23/2018 at Book 2018, Page 010079, 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 15th day of July, 2025, in the presence of:

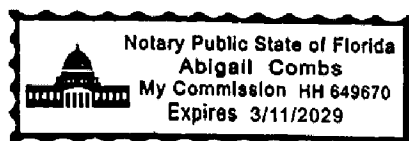
[Signature]

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 15th day of July, 2025 by David Krebs who produced a FL ID 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