

2025-006355

Klamath County, Oregon

07/22/2025 11:59:01 AM

Fee: \$92.00

After recording return to:

Dzung Hoang Pham
3515 SE 70th Ave, Portland, OR 97206

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

Dzung Hoang Pham
3515 SE 70th Ave, Portland, OR 97206

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 \$12,075.00
Twelve Thousand Seventy Five Dollars

CONVEYS AND WARRANTS to the Grantee,
Dzung Hoang Pham, whose post office address is:
3515 SE 70th Ave, Portland, OR 97206

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

The South 1/2 of the East 1/2 of Lot 3, Block 5 also known as Lot 3C, Block 5, Klamath Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. **APN: 180431 MapTaxLot: 3313-02900-02800**

Source of Title: Being that same Quitclaim Deed recorded on 6/14/2016 at Book 2016, Page 006222, in the official records of Klamath County, Oregon.

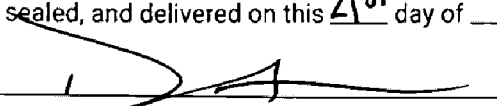
This conveyance is made subject to:

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.

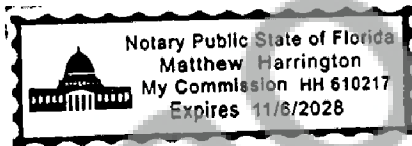
Signed, sealed, and delivered on this 21st day of July, 2025 in the presence of:



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 21st day of July, 2025 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

Matthew Harrington
Notary public printed name