

16341



KLAMATH COUNTY TITLE COMPANY

Vol. m9c Page 11819

K-42339

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

OWENS DEVELOPMENT CO., an Oregon Corporation

conveys and warrants to TIM M. AMUCHASTEGUI AND CECILIA M. AMUCHASTEGUI, husband and wife, Grantor,  
 the following described real property in the County of KLAMATH and State of Oregon, Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 50,000.00 (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL 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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of June 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

OWENS DEVELOPMENT CO., an Oregon Corporation

BY:

*J. Bruce Owens, Secretary*  
*E. Marie Owens, Pres.*

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 15th day of June 19 90  
 by J. Bruce Owens, Secretary and  
 by E. Marie Owens, President  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires:

*Debra Beckingham*  
 Notary Public for Oregon  
 My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Tim Amuchastegui  
 1620 Ridgecrest Dr.  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

Block 9: All  
 Block 10: All  
 Block 11: Lots, 7, 8, 9, 10, 11, 12  
 Block 14: Lots 3, 4, 5, and 6  
 Block 15: Lots 1, 2, 11 and 12  
 Block 16: Lots 3, 4, 5, 6, 7 and 8

All Vacated Nob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Together with  $\frac{1}{2}$  vacated streets and alleys adjacent thereto.

Saving and excepting any portion lying within the boundaries of Nob Hill Replat, and further excepting:

A parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 38 South, Range 9, E.W.M. and being a poriton of Vacated Blocks 10 and 15 and Elliott Ave., Nob Hill Addition, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 5, of Tract No. 1145, NOB HILL REPLAT; thence N. 64°19' E., 60.00 feet to the Northerly right-of-way line of Wade Circle; thence along said right-of-way line, S. 25°41' E., 32.12 feet and along the arc of a 270 foot radius curve to the left, 180.64 feet to a 1/2" iron pin marking the TRUE POINT OF BEGINNING of this description; thence N. 25°59' E. a distance of 265.74 feet to a 5/8" iron pin; thence N. 87°06'13" E. a distance of 70.18 feet to a 5/8" iron pin; thence S. 28°14'07" E. a distance of 192.02 feet to a 5/8" iron pin on the Northwesterly line of Wade Circle, extended; thence S. 42°46'01" W. along said right-of-way line a distance of 160.0 feet to a point; thence along the arc of a 20 foot radius curve to the right a distance of 22.58 feet to a point on the Northerly right-of-way line of Wade Circle; thence along said right-of-way, N. 72°32' W. a distance of 116.13 feet, thence along the arc of a 270 foot radius curve to the right a distance of 40.13 feet to the point of beginning.

And further excepting: Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being N. 64°19'00" E. 60.00 feet from the most northerly corner of Lot 1, Block 5, of Tract 1145-Nob Hill Replat, a

duly recorded subdivision; thence N. 64°19'00" E. 120.00 feet to a 5/8 inch iron pin designated as point A; thence S. 61°54'39" E. 118.32 feet to a 5/8 inch iron pin designated as point B; thence S. 25°59'00" W. 167.91 feet to a 5/8 inch iron pin on the northerly right of way line of said Wade Circle, said point being on a curve (radius point bears N. 25°59'00" E. 270.00 feet); thence along the arc of said curve to the right (central angle = 38°20'00") 180.64 feet; thence N. 25°41'00" W. 32.12 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 18th day of June A.D., 19 90 at 9:29 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 11819.

FEE \$33.00

Evelyn Biehn County Clerk  
 By Rauline Mullender