

25274

MTC 25745

KNOW ALL MEN BY THESE PRESENTS, That Tim M. Amuchastegui and Cecelia M. Amuchastegui, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas P. Kintzinger, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 3 and 4 in Block 2 of TRACT 1263 - QUAIL RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 84,000.00. However, the actual consideration consists of ~~other property or value given to the grantee as part of the consideration (indicate which)~~ (the sentence between the symbols, if not applicable, should be deleted). See ORS 33.006XXXXX

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of January, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath, ss.  
January 23, 19 91.

Personally appeared the above named  
Tim M. Amuchastegui and  
Cecelia M. Amuchastegui

Tim M. Amuchastegui  
Tim M. Amuchastegui

Cecelia M. Amuchastegui  
Cecelia M. Amuchastegui

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me:

Kristi J. Ridd  
Notary Public for Oregon  
My commission expires: 11/16/91

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

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Tim M. Amuchastegui & Cecelia M. Amuchastegui

520 Klamath Avenue  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
Douglas P. Kintzinger  
1305 Pacific Terrace  
Klamath Falls, OR 97601

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Jan., 19 91, at 12:37 o'clock P. M., and recorded in book M91 on page 1745 or as file/reel number 25274, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Darlene M. Mulholland Deputy

Fee \$28.00