

## KLAMATH COUNTY TITLE COMPANY

K-50655-D

STATUTORY WARRANTY DEED  
(Individual or Corporation)

E. MARIE OWENS

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,

ALL MY RIGHT TITLE AND INTEREST IN AND TO THE LEGAL DESCRIPTION MARKED  
EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF  
AS THOUGH FULLY SET FORTH HEREIN.....

## AND:

1. Taxes for 1996-97 partially unpaid in the amount of \$1,185.58, plus interest.

2. Trust Deed, including the terms and provisions thereof, recorded March 18, 1996, in Volume M96 page 7258, Mortgage Records of Klamath County, Oregon, in favor of Peggie P. Eccles Trustee of the Peggie P. Eccles Trust, dated October 4, 1993, and Successor Trustee of Julian W. Eccles Trust, dated October 4, 1993, which Trust Deed Grantee herein AGREES to assume and pay according to the terms and provisions contained therein.

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 \$ 43,000.00 (Here comply with the requirements of ORS 93.030\*1).

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.030.

DATED this 30th day of April 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*E. Marie Owens*  
E. MARIE OWENS

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me  
this 30th day of April 19 97  
by E. Marie Owens

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

*Debra Buckingham*  
Notary Public for Oregon  
My commission expires: 12-19-2000

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

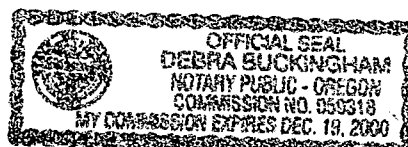
After recording return to:

Tim M. & Cecilia Amuchastegui  
1730 Quail Ridge Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Provide change of record all tax statements shall be sent to the following address:

Same As Listed Above



NAME, ADDRESS, ZIP

That certain triangular tract of land bounded by the Esplanade in Second Hot Springs Addition to the City of Klamath Falls, Oregon, the Railroad right of way and the United States Government Canal described as follows: Commencing at a point formed by the Northerly line of the Esplanade and the Southerly line of the United States Government Canal; thence along the Northerly line of the Esplanade 169.2 feet to the intersection with the Easterly line with Railroad right of way; thence Northwesterly along said Railroad right of way 480.4 feet to the intersection of the Railroad right of way and the United States Government Canal right of way; thence Southeasterly along said Canal right of way to the place of beginning, being situated in the West half of the Southwest Quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

*La*

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day  
of May A.D. 19 97 at 11:10 o'clock A. M. and duly recorded in Vol. 897  
of Deeds on Page 13298

Bernetha G. Letch, County Clerk

by Kathleen Rose

FEE \$35.00