

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



ABI DESTINATION HOMES LLC AN
OREGON LIMITED LIABILITY COMPANY
520 KLAMATH AVE., KLAMATH FALLS, OR 97601

Grantor's Name and Address

TIM M. AMUCHASTEQUI
1730 QUAIL RIDGE DRIVE
KLAMATH FALLS, OR. 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

TIM M. AMUCHASTEQUI
1730 QUAIL RIDGE DRIVE
KLAMATH FALLS, OR. 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

TIM M. AMUCHASTEQUI
1730 QUAIL RIDGE DR.
KLAMATH FALLS, OR. 97601

2009-009689

Klamath County, Oregon



00069536200900096890010010

SPACE RES
FOR
RECORDED

07/16/2009 03:19:18 PM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ABI DESTINATION HOMES LLC AN OREGON LIMITED LIABILITY COMPANY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TIM M. AMUCHASTEQUI AND CECELIA M. AMUCHASTEQUI, AS HUSBAND AND WIFE hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 1, TRACT 1506, THE TIMBERS, PHASE 1,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY OREGON.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ^{① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.} ^{② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)} ma.

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

IN WITNESS WHEREOF, the grantor has executed this instrument on JULY 16, 2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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 THE 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 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Tim M. Amuchastegui, MEMBER/
MANAGER

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on July 16, 2009,

by Tim M. Amuchastegui

as Manager

of ABI Destination Homes, LLC, an Oregon limited liability company

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2011



21AMT