



THIS SPACE RESERVED FOR R

2017-009733

Klamath County, Oregon

08/29/2017 01:17:00 PM

Fee: \$47.00

After recording return to:

Miguel A. Montes and Melissa Montes

1761 Quail Ridge Drive

Klamath Falls, OR 97601

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

Miguel A. Montes and Melissa Montes

1761 Quail Ridge Drive

Klamath Falls, OR 97601

File No. 186517AM

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### STATUTORY WARRANTY DEED

**Douglas P. Kintzinger and Shelly L. Kintzinger, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Miguel A. Montes and Melissa Montes, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**Lots 2, 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, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$565,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25<sup>th</sup> day of August, 2017.

Douglas P. Kintzinger  
Douglas P. Kintzinger

Shelly L. Kintzinger  
Shelly L. Kintzinger

State of Oregon } ss  
County of Clackamas }

On this 25<sup>th</sup> day of August, 2017, before me, Misty Dawn Winkler a Notary Public in and for said state, personally appeared Douglas P. Kintzinger and Shelly L. Kintzinger, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Misty Dawn Winkler  
Notary Public for the State of Oregon  
Residing at: Clackamas County  
Commission Expires: May 15, 2018

