



2020-004821

Klamath County, Oregon

04/15/2020 01:31:39 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Brock T. Trejo

1975 Manzanita St

Klamath Falls, OR 97601

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

Brock T. Trejo

1975 Manzanita St

Klamath Falls, OR 97601

File No. 356958AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Brock T. Trejo,

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:

A parcel of land situated in the NE1/4 SE1/4 Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 2, TRACT 1263 – QUAIL RIDGE SUBDIVISION; thence North 02 degrees 34' 04" West 135.90 feet; thence North 87 degrees 40' 31" East 350.00 feet; thence South 02 degrees 34' 04" East 134.41 feet to the Northeast corner of Lot 4, Block 2, said TRACT 1263; thence along the North line of said TRACT 1263 South 87 degrees 25' 56" West 350.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$82,000.00.

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:

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 9 day of April, 2020.

Douglas P. Kintzinger
Douglas P. Kintzinger

Shelly L. Kintzinger
Shelly L. Kintzinger

State of Oregon } ss
County of Clatsop }

On this 9 day of April, 2020, before me, Rick Dean Phillips 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 11/14/23

