



THIS SPACE RESERVED FOR

2022-008468

Klamath County, Oregon

07/12/2022 11:38:01 AM

Fee: \$87.00

After recording return to:

Matthew Amuchastegui and Tessa Amuchastegui

132 Eulalona

Klamath Falls, OR 97601

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

Matthew Amuchastegui and Tessa Amuchastegui

132 Eulalona

Klamath Falls, OR 97601

File No. 550824AM

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### STATUTORY WARRANTY DEED

**Jessica Thomas,**

Grantor(s), hereby convey and warrant to

**Matthew Amuchastegui and Tessa Amuchastegui, 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:

**The Southerly half of Lot 5 in Block 56 of NICHOLS ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Easterly line of Ninth Street Southerly along said Easterly line 60 feet from the intersection of said Easterly line with the Southerly line of Lincoln Street (formerly Washington Street) said intersection being the corner of Lincoln and Ninth Streets; thence Easterly and parallel with Lincoln Street 65 feet more or less, to the Easterly line of said Lot 5, thence Southerly and parallel with Ninth Street 60 feet to the Southerly line of said Lot 5; thence Westerly along said Southerly line 65 feet more or less, to the most Southerly corner of said Lot 5; thence Northerly along said Easterly line of Ninth Street to the place of beginning.**

The true and actual consideration for this conveyance is \$90,000.00.

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:

*2022-2023 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 8 day of July, 2022

Jessica Thomas  
Jessica Thomas

State of Oregon } ss  
County of Klamath }

On this 8 day of July, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jessica Thomas, 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.

MCook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

