



2024-000733
Klamath County, Oregon
01/29/2024 02:16:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Matthew Amuchastegui and Tessa Amuchastegui

1701 Quail Ridge DR

Klamath Falls, OR 97601

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

Matthew Amuchastegui and Tessa Amuchastegui

1701 Quail Ridge DR

Klamath Falls, OR 97601

File No. 619647AM

STATUTORY WARRANTY DEED

LGMCP Investments Inc., a California Corporation,

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 Easterly 10 feet of Lot 20, all of Lots 21 and 22, and the Westerly 10 feet of Lot 23, all in Block 12 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$245,000.00.

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 25th day of JANUARY, 2024.

LGMCP Investments Inc., a California Corporation

By: Andrea McPeak Leon-Guerrero
Andrea McPeak Leon-Guerrero, President

State of California } ss.
County of CONTRA COSTA }

On this 25th day of January, 2024, before me, Lenora Sharae Eckert a Notary Public in and for said state, personally appeared Andrea McPeak Leon-Guerrero known to me to be the President of the LGMCP Investments Inc., a California Corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Lenora Sharae Eckert
Notary Public for the State of California
Residing at: Discovery Bay, CA
Commission Expires: AUG 16, 2025

