



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004781

Klamath County, Oregon

06/20/2025 09:18:01 AM

Fee: \$87.00

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. 1004264

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### STATUTORY WARRANTY DEED

**Nikowa Nicole Mendez who acquire title as Nikowa N. Kates and Daniel A. Kates, as Tenants in Common** , 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:

**A tract of land in the SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point North 1 degree 14' West 30 feet and South 89 degrees 26' West 30 feet form the Southeast corner of said Section 3; thence South 89 degrees 26' West 120 feet to a point; thence North 1 degree 14' West 125 feet to a point; thence North 89 degrees 26' East 120 feet to a point; thence South 1 degree 14' East 125 feet to the point of beginning. EXCEPTING THEREFROM the Northerly 12 feet conveyed by Deed recorded in Volume M77, page 626, Microfilm Records of Klamath County, Oregon. AND EXCEPTING that portion conveyed to Klamath County by Deed Recorded in Volume M02, page 62713, Microfilm Records of Klamath County, Oregon**

**The true and actual consideration for this conveyance is \$179,750.00.**

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:

Real property taxes due, if any, but not yet 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: 6/18/25

Nikowa Nicole Kates

Daniel A. Kates

State of Oregon } ss  
County of Klamath }

On this 18th day of June, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Nikowa Nicole Mendez and Daniel A. Kates, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Zoey Ayala  
Notary Public for the State of Oregon

Residing at: Klamath Falls

Commission Expires: May 19, 2029

