

mtc- 60669 w



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State of Oregon, County of Klamath
 THIS S Recorded 10/21/04 3:21 P m
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 Linda Smith, County Clerk
 Fee \$ 21 # of Pgs 1

After recording return to:

JAMES BEERS
 16952 MITCHELL AVE
 LOS GATOS, CA 95032

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

JAMES BEERS
 16952 MITCHELL AVE
 LOS GATOS, CA 95032

Escrow No. MT66669-LW

STATUTORY WARRANTY DEED

GLORIA J. STEINER, Grantor(s) hereby convey and warrant to **JAMES BEERS and PATRICIA BEERS**, 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:

Lot 299, RUNNING Y RESORT, PHASE 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009D0-90013-000 Key No: 882953

LOT 299, PHASE 4

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:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18 day of October, 2004

GLORIA J. STEINER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on October 18, 2004 by GLORIA J. STEINER.

(Notary Public for Oregon)



My commission expires 11/20/07

2/00