

05 JUL 22 PM 3:22



MTL - 69789LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
TRACY RONEK
5444 BRENTWOOD DRIVE
KLAMATH FALLS, OR 97603

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

State of Oregon, County of Klamath
Recorded 07/22/05 3:22 Pm
Vol M05 Pg 56666
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

TRACY RONEK
5444 BRENTWOOD DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT69789-LW
Title No. 0069789

SWD

STATUTORY WARRANTY DEED

JOHN G. BELTRAMO AND DIXIE L. BELTRAMO OR THEIR SUCCESSOR(S) IN TRUST, AS TRUSTEE(S) UNDER THE TRUST AGREEMENT CREATED BY JOHN G. BELTRAMO AND DIXIE L. BELTRAMO, Grantor(s) hereby convey and warrant to **TRACY RONEK**, 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 1, Block 4, PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-008AD-00100-000 Key No: 591684

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 20th day of July, 2005

JOHN G. BELTRAMO AND DIXIE L. BELTRAMO OR THEIR SUCCESSOR(S) IN TRUST, AS TRUSTEE(S) UNDER THE TRUST AGREEMENT CREATED BY JOHN G. BELTRAMO AND DIXIE L. BELTRAMO

BY: John G. Beltramo
JOHN G. BELTRAMO, TRUSTEE

BY: Dixie L. Beltramo
DIXIE L. BELTRAMO, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF SAN MATEO ^{SS.}

On July 20, 2005 before me, John L. Fugels personally appeared JOHN G. BELTRAMO AND DIXIE L. BELTRAMO OR THEIR SUCCESSOR(S) IN TRUST, AS TRUSTEE(S) UNDER THE TRUST AGREEMENT CREATED BY JOHN G. BELTRAMO AND DIXIE L. BELTRAMO personally known to me (or proved to me

260 am

56667

on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

