



THIS SPACE

2011-008329

Klamath County, Oregon



00104737201100083290040043

07/15/2011 02:59:50 PM

Fee: \$52.00

After recording return to:

Reinaldo O. Ortega

1902 Crest St.

Klamath Falls, OR 97601

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

Reinaldo O. Ortega

1902 Crest St.

Klamath Falls, OR 97601

Escrow No. MT90719-DS

Title No. 0090719

SWD r.042611

STATUTORY WARRANTY DEED

Dixie L. Beltramo, Pamela S. Lyon and John G. Beltramo and Dixie L. Beltramo as Trustees of the Beltramo Family Trust dated December 22, 1994, as tenants in common,

Grantor(s), hereby convey and warrant to

Reinaldo O. Ortega,

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:

Parcel 1:

Beginning at an iron pin on the North line of Lot 52 of HOMECREST SUBDIVISION which lies 89°49' East a distance of 120 feet from the iron pin which marks the northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW1/4 of the NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing North 89°49' East along the North line of Lot 52, HOMECREST a distance of 60 feet to an iron pin; thence South 0°11' East a distance of 120 feet to an iron pin; thence South 89°49' West a distance of 60 feet to an iron pin; thence North 0°11' West a distance of 120 feet, more or less to the point of beginning, said tract being a portion of Lot 52, Block H of HOMECREST in the NW1/4 of the NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Beginning at an iron pin on the North line of Lot 52 of HOMECREST SUBDIVISION, which lies North 89°49' East a distance of 180 feet from the iron pin which marks the Northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW1/4 of the NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing North 89°49' East along the North line of Lot 52 of HOMECREST a distance of 20 feet to an iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION; thence South 45°11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 30°04' West a distance of 124 feet, more or less to an iron pin; thence North 0°11' West 149.5 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H of HOMECREST SUBDIVISION in the NW1/4 of the NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

529mt

The true and actual consideration for this conveyance is \$99,900.00.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 13 day of July, 2011.

The Beltramo Family Trust dated December 22, 1994

BY: _____
John G. Beltramo, Trustee

Dixie L. Beltramo

BY: _____
Dixie L. Beltramo, Trustee
Pamela S. Lyon
Pamela S. Lyon

Oregon
STATE OF ~~CALIFORNIA~~

State of Oregon
County of Josephine

This instrument was acknowledged before me on July 13 2011.
By Pamela S. Lyon

J. Coome
(Notary Public for Oregon)
My commission expires 6-16-14



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Dated this 14th day of July, 2011.

The Beltramo Family Trust dated December 22, 1994

BY: John G. Beltramo, Trustee
John G. Beltramo, Trustee

Dixie L. Beltramo
Dixie L. Beltramo

BY: Dixie L. Beltramo, Trustee
Dixie L. Beltramo, Trustee

Pamela S. Lyon

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2011 before me, _____ personally appeared Dixie L. Beltramo, individually and John G. Beltramo and Dixie L. Beltramo as Trustees of the Beltramo Family Trust dated December 22, 1994 personally known to me (or proved to me 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 SEE ATTACHED

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN MATEO)

On July 14, 2011, before me, REBECCA CAMERON, Notary Public, personally appeared JOHN G. BELTRAMO AND DIXIE L. BELTRAMO who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Rebecca Cameron

