



MC #05034324
WARRANTY DEED

STEVEN D. BLUM
JUDITH A. BLUM
2523 PATTERSON

KLAMATH FALLS OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LLOYD R. GATHWRIGHT AND CORA I. GATHWRIGHT hereinafter called
GRANTOR(S), convey(s) to STEVEN D. BLUM AND JUDITH A. BLUM,
Husband and Wife hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canal, of Enterprise Irrigation
District. 2) Regulations, including levies, liens,
assessments, rights of way and easements of the South Suburban
Sanitary District recorded May 24, 1983 in Book M-83 at page
8062, recorded May 30, 1986 in Book M-86 at page 9346 and also
recorded January 6, 1988 in Book M-88 at page 207. 3) The
interest disclosed in that certain contract, including the terms
and provisions thereof, between H.F. Durkee and the Klamath
Water Users Association, a Corporation, dated April 1, 1905,
recorded January 6, 1906 in Book 7B at Page 362, Mortgage
Records of Klamath County, Oregon. 4) Easement, including the
terms and provisions thereof for installation and maintenance of
power line in favor of California-Oregon Power Company recorded
May 22, 1926 in book 69 at page 576.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$36,600.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of November 1989

Lloyd R. Gathwright
LLOYD R. GATHWRIGHT

Cora I. Gathwright
CORA I. GATHWRIGHT

STATE OF OREGON, County of KLAMATH)ss.

Nov 29 1989

Personally appeared the above named LLOYD R. GATHWRIGHT AND CORA
I. GATHWRIGHT and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 4, 1992

89 DEC 1 AM 11 22

EXHIBIT "A"

Beginning at an iron pin which lies North 0 degrees 51' West along the West line of the Northeast quarter of the Southwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, a distance of 217.5 feet and North 89 degrees 09' East a distance of 217.5 feet and North 89 degrees 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of said Northeast quarter of the Southwest quarter of said Section 1 and running thence North 0 degrees 51' West a distance of 244.8 feet to an iron pin; thence North 89 degrees 09' East 232.2 feet to an iron pin; thence South 46 degrees 09' East a distance of 348 feet to the North line, if extended of the tract of real property described in the deed from F. C. Adams and Gladys T. Adams, husband and wife, to Arthur G. Seeley and C. Ernestine Seeley, husband and wife, dated December 8, 1947, recorded March 25, 1954 in Book 266, Page 146, Deed Records of Klamath County, Oregon; thence South 89 degrees 09' West along said North line of said Seeley Tract 479.72 feet more or less to the place of beginning.

CODE 43 MAP 1909-1CA TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of December A.D. 19 89 at 11:22 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 23293

FEE \$13.00

EVELYN STEHN

County Clerk

By

Bernetha S. Ketch