

WARRANTY DEED

MTC 31704-HF

KNOW ALL MEN BY THESE PRESENTS That STEVEN D. BLUM and JUDITH A. BLUM hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLARD LEE STRICKLIND and AUDREY LOUISE STRICKLIND, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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 departments to verify approved uses." AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 115,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of March, 1994, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Klamath
3/29 1994

Personally appeared the above named

STEVEN D. BLUM
JUDITH A. BLUM

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helen M. Fink

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this _____, 19____, by _____

_____, president, and by _____ secretary of _____

_____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

STEVEN D. BLUM and JUDITH A. BLUM
12881 ANTLER DRIVE
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
WILLARD LEE STRICKLIND and AUDREY LOUISE STRICKLIND

2523 Patterson
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
WILLARD LEE STRICKLIND and AUDREY LOUISE STRICKLIND

2523 Patterson
Klamath Falls, OR 97603

After recording please file:
WILLARD LEE STRICKLIND and AUDREY LOUISE STRICKLIND

2523 Patterson
Klamath Falls, OR 97603

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____, Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A Parcel of land located in the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

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 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
of April A.D., 19 94 at 10:36 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 9564
Evelyn Biehn County Clerk
By Dorlene Melton

FEE \$35.00