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Vol. 1798 Page 28732
MTC 45264-MG
WARRANTY DEED

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, as to an undivided 85.700% interest, and HENRY J. CALDWELL and GENEVA CALDWELL, as to an undivided 14.300% interest,,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LEROY C. BLUM and ZULA M. BLUM, TRUSTEES OF THE LEROY C. AND ZULA M. BLUM FAMILY 1986 REVOCABLE LIVING TRUST AND TOM BLUM and DIANE BLUM, HUSBAND AND WIFE, AS JOINT TENANTS, AND STEVEN BLUM and JUDITH BLUM, HUSBAND AND WIFE, AS JOINT TENANTS, ALL AS TENANTS IN COMMON,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

THE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12881 ANTLER DRIVE KLAMATH FALLS OR 97603

Dated this 5th day of August, 19 98

Henry J. Caldwell, Jr.

HENRY J. CALDWELL, JR.

BY: Deborah L. Caldwell

ATTY-IN-FACT

Deborah L. Caldwell

DEBORAH L. CALDWELL

Henry J. Caldwell

HENRY J. CALDWELL

Geneva Caldwell

GENEVA CALDWELL

BY: Henry J. Caldwell

ATTY-IN-FACT

HENRY J. CALDWELL

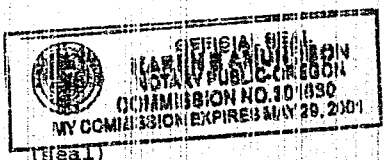
STATE OF Oregon

COUNTY OF Klamath

SS. August 5 19 98

Personally appeared the above named Deborah L. Caldwell, individually and as Attorney-in-Fact for Henry J. Caldwell, Jr. and Henry J. Caldwell, individually and as Attorney-in-Fact for Geneva Caldwell

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Steven G. Anderson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT45264-MG

RETURN TO: STEVEN BLUM 12881 ANTLER DRIVE KLAMATH FALLS OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the W1/2 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southwest corner of Lot 21 of the THIRD ADDITION TO KLAMATH RIVER ACRES, a duly recorded subdivision in said Klamath County, thence South 00 degrees 16' 59" West along the Easterly right of way line of Morgan Way, a public road, 191.65 feet to a 5/8 inch iron pin on the Northerly right of way line of Oregon Highway No. 66, thence North 88 degrees 57' 00" East along said Northerly right of way line 217.62 feet to a 5/8 inch iron pin at the beginning of a curve to the left; thence along the arc of a 378.00 feet radius curve to the left (delta = 20 degrees 23' 24"); long chord North 78 degrees 45' 17" East 133.81 feet 134.52 feet to a PK nail at a point-on-curve and the Southwesterly right of way line of vacated Pine Street, thence North 55 degrees 53' 37" West along said Southwesterly right of way line of vacated Pine Street, 296.47 feet to a 5/8 inch iron pin marking the most SE corner of said Lot 21; thence South 89 degrees 47' 18" West along the South line of said Lot 21, 99.54 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Agner title the 5th day
of August A.D., 19 98 at 3:28 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 28732

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen A. Korn