94 0ET 23 P3:40

MTC 45911-LW WARRANTY DEED Vol. 1998 Page

DAVID W. BLUMM and JUDITE A. BLUEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: THOMAS F. DHLLA-ROSE and SHERYL H. DELLA-ROSE, as tenants by the entirety, 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:

LOT 194, RUHNING Y RESORT, PHASE 3, ACCORDING TO THE OFFICIAL PLAT TERRIOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USHS 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 \$ 98,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1042 NEWCASTLE AVE., KLAMATE FALLS, OR 97601

Dated this	22HD	day of OCTOBER	, 19 <mark>_98</mark> .		
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			(Judith	a. Bluk	<u>m</u>
		(U)	DYTH A. BLUHM		
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COUNTY OF	HTAMALY				

and acknowledged the foregoing instrument to be HER voluntary act.

TUDITH A

re me:

Personally appeared the above named _

ary Public for My commission expires

MHILTA

ESCROW NO. WI45971-LW

Return to: THOMAS ?. DELLA-ROSE 1042 NEWCASTLE AVE. KLAMATH FALLS, OR 97601

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County of KLANA	***************************************		, OCTOBER	, 19
fore me, the unders	BLUM		of OCTOBER the of Oregon, personally	***************************************
	· · · · · · · · · · · · · · · · · · ·	***************************************	and who executed the wi	thin instrument and
to me to be	the identical individua	1 described in	and who exceed voluntarily	•
cknowledged to me th	INT	ESTIMONY WHI	REOF, I have hereunto set official seal the day and ye	my hand and affixed ar last above written.
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