

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050676

AFTER RECORDING RETURN TO:
Mr. and Mrs. Jesus Yuste

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

TOM BLUM and DIANE BLUM, husband and wife, AND LEROY C. BLUM and
ZULA M. BLUM, TRUSTEES, OF THE BLUM REVOCABLE FAMILY TRUST,
, hereinafter called GRANTOR(S), convey(s) and warrants
to JESUS YUSTE and JOHNELLA J. YUSTE, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

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
\$75,000.00.

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 December, 1999.

BLUM REVOCABLE FAMILY TRUST

BY: Leroy C. Blum
LEROY C. BLUM, TRUSTEE

Zula M. Blum
ZULA M. BLUM, TRUSTEE

Leroy C. Blum
LEROY C. BLUM, INDIVIDUALLY

Zula M. Blum
ZULA M. BLUM, INDIVIDUALLY

Tom Blum
TOM BLUM

Diane Blum
DIANE BLUM

STATE OF California, County of Sacramento, ss.

The foregoing instrument was acknowledged before me this 4th
day of January, 2000 by Tom Blum and Diane Blum.

Before me: Carolyn A. Turner
Notary Public for State of Calif. / County of Sacramento
My Commission Expires: 3/3/2000

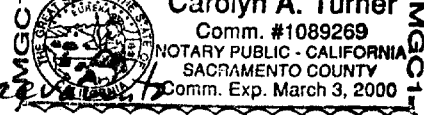


EXHIBIT "A"

PARCEL 1:

The South 40 feet of Lots 596 and 597, Block 103, MILLS
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

PARCEL 2:

The North 40 feet of the South 80 feet of Lots 596 and 597,
Block 103, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 13300

CODE 1 MAP 3809-33AC TL 13400

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

3353

State of

California

County of

Sacramento

On

January 4, 2000

before me,

Carolyn A. Turner, Notary Public

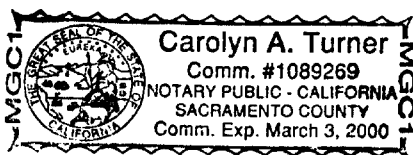
(Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared

LeRoy C. Blum and Zula M. Blum

(Name(s) of Signer(s))

☒ 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

December 28, 1999

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

LeRoy C. Blum

☒ Individual

☐ Corporate Officer

Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name:

Zula M. Blum

☒ Individual

☐ Corporate Officer

Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

State of Oregon, County of Klamath

Recorded 1/31/00, at 3:38 p.m.

In Vol. M00 Page 3351

Linda Smith,

County Clerk

Fee \$ 31.00