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WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That Andrew Peter Juris

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Gail Margaret Bluhm
and Julie Anne Waterback
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Real Property Lot 44, Casitas according to the official plat thereof on file in the offices of the county clerk of Klamath County, Oregon. Also known as 4233 Arthur Street, Klamath Falls Oregon, 97601.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

and that
grantor will warrant and forever defend the 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 \$ 1.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of August, 2004; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

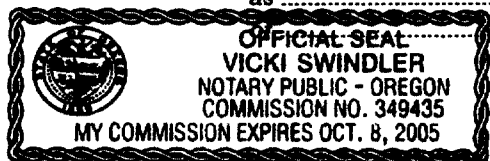
Andrew P. Juris

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 5, 2004, by Andrew Peter Juris

This instrument was acknowledged before me on _____, 19____, by _____

as _____



Vicki Swindler

Notary Public for Oregon

My commission expires 10-8-05

Andrew Juris
4233 Arthur Street
Klamath Falls OR 97601
Grantor's Name and Address

Gail Bluhm
18675 Ramsey Road
Gold Hill OR 97525
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Gail Bluhm
18675 Ramsey Road
Gold Hill OR 97525

Until requested otherwise send all tax statements to (Name, Address, Zip):
Andrew Juris
4233 Arthur Street
Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 08/12/04 1:26 P m
Vol M04 Pg 52921
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

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