



MT71204-TM

After recording return to:

Eric Nystrom

P.O. Box 93

Keno, OR 97627

M05-69627

Klamath County, Oregon

11/22/2005 02:31:58 PM

Pages 2 Fee: \$26.00

Until a change is requested all
tax statements shall be sent to
The following address:

Eric Nystrom

P.O. Box 93

Keno, OR 97627

Escrow No. MT71204-TM

Title No. 0071204

STATUTORY WARRANTY DEED

LEROY C. BLUM AND ZULA M. BLUM, TRUSTEES OF THE BLUM REVOCABLE FAMILY TRUST, Grantor(s) hereby convey and warrant to **Eric Nystrom and Diane Nystrom, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$155,000.00**.

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.

Dated this 16 day of November, 2005

THE BLUM REVOCABLE FAMILY TRUST

BY: Le Roy C Blum
LEROY C. BLUM, TRUSTEE

BY: Zula M. Blum
ZULA M. BLUM, TRUSTEE

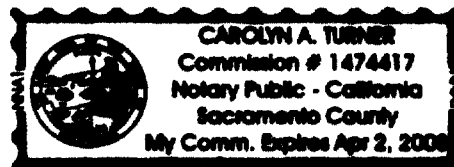
STATE OF CALIFORNIA

COUNTY OF Sacramento ss.

On November 16, 2005 before me, Carolyn A. Turner personally appeared LEROY C. BLUM AND ZULA M. BLUM AS TRUSTEES OF THE BLUM REVOCABLE FAMILY TRUST 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 They executed the same in their authorized capacity(ies), and that by their signatures(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 [Signature]



26.00

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° 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° 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° 23' 24"; long chord North 78° 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 56° 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° 47' 18" West along the South line of said Lot 21, 99.54 feet to the point of beginning.

Tax Account No: 4008-006BB-00500-000

Key No: 621811