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EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Thomas G. Blum and DIANE L.
BLUM as JOINT TENANTS
10315 Wilton So. Rd. Wilton CA.
Grantor's Name and Address
Eric or DIANE NYstrom
PO. Box 93
Keno, Oregon 97627
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Eric or DIANE NYstrom
PO. Box 93
Keno, Oregon 97627
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Eric or DIANE NYstrom
PO. Box 93
Keno, Oregon 97627

STATE OF OREGON.

2009-005226
Klamath County, Oregon



00064271200900052260030039

SPACE RESEI
FOR
RECORDER'S

04/14/2009 03:21:00 PM

Fee: \$31.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Thomas G. Blum and DIANE L. Blum

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Eric NYstrom and
DIANE NYstrom, husband and wife
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A" Attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

N/A

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 \$60,000.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (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 this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4/4/09; if grantor
is a corporation, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS
DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING
PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Thomas G. Blum
Diane L. Blum

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on
by

This instrument was acknowledged before me on

by

as

of

See attached
acknowledge Klamath

Notary Public for Oregon

My commission expires

31Amf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sacramento

On April 9, 2009

Date

before me, Christa N. Madeiros, Notary Public

Here Insert Name and Title of the Officer

personally appeared Thomas G. Blum and

Name(s) of Signer(s)

Dane L. Blum

who 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.

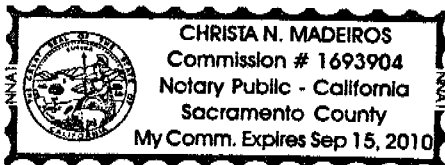
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above



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: 4.4.2009

Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Thomas 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: Dane 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

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

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

Beginning at a 5/8 inch iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 70.00 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 67.90 feet to a 5/8 inch iron pin; thence South 00°07'06" East 194.24 feet to a 5/8 inch iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8 inch iron pin; thence North 00°07'06" West 195.24 feet to the point of beginning.

Parcel 2:

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

Beginning at a 5/8 inch iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 137.90 feet; thence from said point of beginning North 89°14'18" East along the North line of said Section 6, 67.90 feet to a 5/8 inch iron pin; thence South 00°07'06" East 193.25 feet to a 5/8 inch iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8 inch iron pin; thence North 00°07'06" West 194.24 feet to the point of beginning.

Parcel 3:

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

Beginning at a 5/8 inch iron pipe on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 205.80 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 69.66 feet to a 5/8 inch iron pin which is located South 89°47'18" West 60.00 feet from the Northwest corner of that certain parcel of land recorded in M77 at page 8510, official Klamath County Records; thence South 00°16'59" West, 60.00 feet Westerly at right angles and parallel to the Westerly line of said parcel recorded in M77 at page 8510, 192.26 feet to a 5/8 inch iron pin on the Northerly right of way line of said Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 68.32 feet to a 5/8 inch iron pin; thence North 00°07'06" West 193.25 feet to the point of beginning.