



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043391

AFTER RECORDING RETURN TO:
 KENNETH L. & NANCY M. WATKINS
 PO Box 447
 KLAMATH FALLS, OREGON 97601

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

JEFFREY W. WAITE AND BARBARA E. WAITE, hereinafter called
 GRANTOR(S), convey(s) to KENNETH L. WATKINS AND NANCY M.
 WATKINS, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

Lots 50 and 51, ROSELAWN, a subdivision of Block 70, BUENA VISTA
 ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
 Klamath, State of Oregon. TOGETHER WITH that portion of vacated
 alley which inures thereto.

CODE 1 MAP 3809-298D TAX LOT 9200

"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,

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
 \$63,500.00.

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 22ND day of JUNE, 1995.

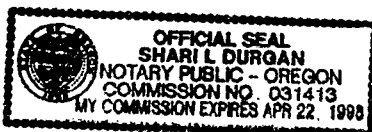

 JEFFREY W. WAITE

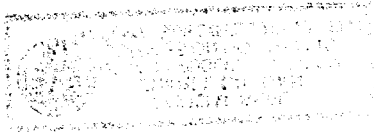

 BARBARA E. WAITE

STATE OF OREGON, County of Klamath)ss.

On June 26th, 1995, personally appeared the above named
 JEFFREY W. WAITE AND BARBARA E. WAITE and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: 
 Notary Public for Oregon
 My Commission Expires: 4.22.95





STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of June A.D., 19 95 at 10:27 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 16989.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller