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'97 JUN 10 AIO:46



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC NO 03046310
AFTER RECORDING RETURN TO:
ROBERT & SUZANNE BOTTORFF
3240 BARRY AVENUE
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 10th day of June A.D., 1997
at 10:46 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 17677

Bernetha G. Letsch, County Clerk

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

By Kathleen Row
Fee, \$30.00

Deputy.

ROBERT J. POTUCEK and CAROL J. POTUCEK, hereinafter called
GRANTOR(S), convey(s) to ROBERT D. BOTTORFF and SUZANNE R.
BOTTORFF, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Parcel 2 of Final Partition 19-95, being a portion of Lot 92,
CASITAS SUBDIVISION in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TL 10401

"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
\$84,900.00.

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 16th day of June, 1997.

Robert J. Potucek
ROBERT J. POTUCEK

Carol J. Potucek
CAROL J. POTUCEK

STATE OF OREGON, County of Klamath)ss.

On June 6, 1997, personally appeared ROBERT J. POTUCEK and
CAROL J. POTUCEK who acknowledged the foregoing instrument to
be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon

My Commission Expires: August 15, 2000.

