



'97 JUL -8 P3:27

STATUTORY WARRANTY DEED

Frederick I. Burruss, Grantor,
conveys and warrants to Leslie F. Watts and Carmen Groff, with full rights of survivorship, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 5 in Block 1 of Juniper Acres, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon
the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of June 19 97.

Frederick I. Burruss
Frederick I. Burruss

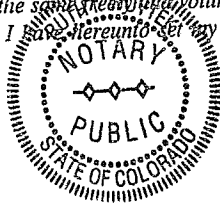
AKA
Frederick L. Burruss
Frederick L. Burruss

STATE OF ~~OREGON~~ Colorado
County of Gunnison } ss.

BE IT REMEMBERED, That on this 28th day of June, 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
Frederick I. Burruss AKA Frederick L. Burruss

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Ruth J. Woytek
Notary Public for Oregon, Colorado
My Commission expires MY COMMISSION EXPIRES: Feb. 4, 1998
315 S. Teller
Gunnison, Colorado 81230

Title Order No. K50943S
Escrow No. K50943S

After recording return to:
LESLIE F. WATTS
GENERAL DELIVERY
SPRAGUE RIVER, OR

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the address.

LESLIE F. WATTS
GENERAL DELIVERY
SPRAGUE RIVER, OR

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title
on this 8th day of July A.D., 1997
at 3:27 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 21158

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy:
Fee, \$30.00