

J. C. ADKINS,

Grantor(s) hereby grant, bargain, sell and convey to:

LEONARD L. WERRONEN and DIADDA J. WERRONEN, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 10, Block 4, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5125 WEYERHAEUSER RD., KLAMATH FALLS, OR 97601

Dated this 3 day of July, 1997.

J. C. ADKINS

BY: James C. Adkins
JAMES C. ADKINS

GUARDIAN FOR J.C. ADKINS

STATE OF Colorado ss. July 3, 1997

COUNTY OF Summit

Personally appeared the above named JAMES C. ADKINS AS GUARDIAN
FOR J.C. ADKINS

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Notary Public for

My commission expires 05-22-99

(seal)

ESCROW NO. MT41428-KA

Return to:

LEONARD L. WERRONEN
5125 WEYERHAEUSER RD.
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 8th day of July A.D., 1997
at 3:54 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 21205

Bernetha G. Letsch, County Clerk

By

Kathleen Rose

Fee, \$30.00

Deputy.