

JOHN M. ST. CLAIR

ARTHUR J. PHANEUF and JOYCE M. PHANEUF, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as:

Lot 2, Block 1, BRYANT TRACTS, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation Dist.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. Reservation contained in Warranty Deed from Frank Bryant et ux., recorded June 5, 1941 in Book 138 at page 361.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

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 \$39,000.00.*

Dated this 17TH day of April, 1984.

John M St Clair

STATE OF OREGON, County of Klamath) ss.

On this 17TH day of April, 1984 personally appeared the above named
John M. St. Clair and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Susan A. Patzke
Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:
Mr. & Mrs. Arthur J. Phaneuf
4022 Shasta Way
Klamath Falls, Ore. 97603

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 17th day of April, 1984
at 11:21 o'clock AM and recorded in book M84
on page 6336 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk Title

By Pam Smith Deputy

Fee: \$4.00

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