

JAMES W. MENDENHALL and SUSAN E. MENDENHALL, husband and wife
RYAN T. CLEMENT and REBECCA L. CLEMENT, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 2, Block 3, WEST HILLS HOMES, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" attached hereto
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 \$ 37,500.00 *

Dated this 18th day of July, 19 84.

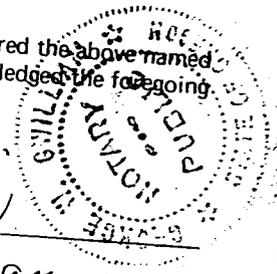
James W. Mendenhall
Susan E. Mendenhall
Susan E. Mendenhall

84 AUG 9 AM 11 08

STATE OF OREGON, County of Klamath) ss.

On this 18th day of July, 19 84 personally appeared the above named JAMES W. MENDENHALL and SUSAN E. MENDENHALL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me
[Signature]
Notary Public for Oregon
My commission expires: 3-87



* 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)

James W. Mendenhall
Susan E. Mendenhall
TO
Ryan T. Clement
Rebecca L. Clement

After Recording Return to:
Ryan R. Clement
Rebecca L. Clement
2411 Redwood Dr.
Klamath Falls, OR

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of July, 19 84, at 10 o'clock AM and recorded in book on page Records of Deeds of said County.
Witness my hand and seal of County affixed.

 Title
By Deputy

EXHIBIT "A"

13735

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of West Hills Homes.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : April 25, 1961 Book: 329 Page: 91
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$27,200.00
Dated : February 4, 1977 Book: M-77 Page: 2203
Recorded : February 4, 1977
Trustor : James W. Mendenhall and Susan E. Mendenhall
Trustee : Klamath County Title Company
Beneficiary : United States National Bank
WHICH, said Trust Deed, The Grantees herein agree to assume and agree to pay according to the terms and provisions contained therein.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 9th day of Aug A.D. 19 84
at 11:08 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 13734

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00