

KNOW ALL MEN BY THESE PRESENTS, That Kelly Clayton and Cleveland B. Clayton and Deborah Clayton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David W. Menke and Valeria Menke, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,980.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of October, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ) ss.  
October 30, 19 91  
NOVEMBER 1, 19 91

Personally appeared the above named  
Kelly Clayton and

Cleveland B. Clayton and  
Deborah Clayton

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me:

Judith L. Caldwell

Notary Public for Oregon  
My commission expires: 8-31-95

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Clayton  
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Menke  
6486 Bryant Ave.  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book or page or as file/reel number .

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Recording Officer  
Deputy