



After recording return to:

~~@@~~ First American Title #K58788L  
~~@@~~ 422 Main St.  
~~@@~~ Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

~~@@~~ No Change in Tax Address  
~~@@~~  
~~@@~~

Escrow No. K58788L

Title No. K58788S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 07/19/2002 11:00 a. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 JUL 19 AM 11:00

### STATUTORY WARRANTY DEED

South Valley State Bank, Grantor, conveys and warrants to Arthur W. DuFault and Sherry L. DuFault, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 and 2, Block 3, Fairhaven Heights Addition, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: 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 \$22,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of May, 2002.

South Valley State Bank

By: Margie Wright - Stephens, VP

STATE OF OREGON

County of Douglas & Klamath } ss.

This instrument was acknowledged before me on this 23 day of May, 2002  
by Vergie Wright - Stephens, Vice President  
South Valley Bank & Trust formerly  
South Valley State Bank



K. Linville  
Notary Public for Oregon

My commission expires: 2-9-03

21K