

02 NOV 21 PM3:04

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Sellers Name and Address:

Arthur W. Dufault
MIB, Mail Stop ~~5627~~ **3041**
1849 C Street, N.W.
Washington, D.C. 20240-0001

State of Oregon, County of Klamath
Recorded 11/21/2002 3:04 p m.
Vol M02, Pg 67641-42
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Buyers Name and Address:

Joe Trombino
4346 Ferrier, Klamath Falls, OR 97601

After Recording Return to:

Seller

Until Change is Requested

Send Tax Statements to:

Buyer

The true and actual consideration stated in this instrument
and the referenced Land Sale Contract is: \$ ~~25,000.00~~

26,225.00 *Handwritten signature*

K58788-5
MEMORANDUM
OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that by a certain Land Sale
Contract made and entered into the 4th day of Nov, 2002,

ARTHUR W. DUFAULT as "Seller", agreed to sell to and

JOE TROMBINO, a married man taking title as his separate property,
"Buyer" agreed to buy from Seller

for the price **\$26,225.00** *Handwritten signature*
~~(\$25,000.00)~~ and on the terms and conditions set
forth therein

all of the real property and improvements situate in the County of
Klamath, State of Oregon, civilly described as 5300 Highway 66,
Klamath Falls, Oregon, and more particularly described as follows:

"Lots 1 and 2, Block 3, Fairhaven Heights, according to
the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon"

ALSO SUBJECT TO contracts and/or liens for irrigation
and/or drainage and fire protection, reservations,
easements, restrictions and rights-of-way of records,
and those apparent on the land;

ALSO SUBJECT TO rights of the public in and to any
portion of the herein described property lying within
the boundaries of roads or highways; and

K26.-

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ALSO SUBJECT TO taxes for the fiscal year 2002-2003
which are a lien not yet payable.

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.

IN WITNESS WHEREOF the parties have caused this Memorandum to
be executed effective as of the date first above written.

SELLER:

Arthur W. Dufault
ARTHUR W. DUFALT

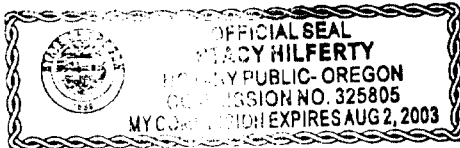
BUYER:

Joe Trombino
JOE TROMBINO

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Joe Trombino
and acknowledged the foregoing instrument to be his voluntary
act(s) and deed(s). 4th

Before me this 10th day of Nov, 2002.



[Signature]
NOTARY PUBLIC FOR OREGON

✓ STATE OF District of Columbia of -) ss.

PERSONALLY APPEARED the above-named Arthur W. Dufault and
acknowledged the foregoing instrument to be his voluntary act(s)
and deed(s).

Before me this 30th day of October, 2002.

Chang Ho Choi
NOTARY PUBLIC FOR

CHANG HO CHOI, NOTARY PUBLIC
DISTRICT OF COLUMBIA
COMMISSION EXPIRES: 6/14/2004