

04 FEB 17 PM 1:06

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AFTER RECORDING RETURN TO:

Shapiro & Kreisman
201 NE Park Plaza Drive, #150
Vancouver, WA 98684
03-16506

State of Oregon, County of Klamath
Recorded 02/17/2004 1:06 PM
Vol M04 Pg 09011-12
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

ATE 01451

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Washington Mutual Bank, F.A., herein after called the grantor, for the consideration hereinafter stated, to grantor paid by the Secretary of Housing and Urban Development, its successors and/or assigns, an estate in fee simple, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

Lot 24 in Block 5, Winchester, Tract No. 1025, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

more commonly known as: 4601 Sturdivant Avenue, Klamath Falls, OR 97603

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 of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record 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 \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

SEND FUTURE TAX STATEMENTS TO: CONSIDERATION AMOUNT: \$10.00
SECRETARY OF HOUSING & URBAN DEVELOPMENT
c/o Golden Feather Realty Services, Inc.
1600 Sacramento Inn Way, Suite 220
Sacramento, CA 95815

26A

In Witness Whereof, the grantor has executed this instrument this 13th day of February, 2004; 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.

Washington Mutual Bank, F.A.



Lynnette S. Allen

Assistant Vice President and Attesting Assistant Secretary

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.

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

On this 13th day of February, 2004, before me the undersigned a Notary Public appeared Lynnette S. Allen, personally known to me or proved to me on the basis of satisfactory evidence to be the Assistant Vice President and Attesting Assistant Secretary of the corporation that executed the within instrument, also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, the date first hereinabove written.



Notary Public for State indicated above

My commission expires:

Loan # 52749637

S&K # 03-16506

