

04 AUG 30 AM 10:35

Vol M04 Page 57249

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
Telephone: (360) 260-2253
04-17369

State of Oregon, County of Klamath
Recorded 08/30/04 10:35 a m
Vol M04 Pg 57249-50
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Agent: 58552
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 Federal National Mortgage Association, 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:

The Southeasterly 60 feet of the Northeasterly 36 feet of Lot 8 and the Southeasterly 60 feet of Lots 9 and 10, Block 16, First Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon

more commonly known as: 908 North 9th Street, Klamath Falls, OR 97601

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
Federal National Mortgage Association
Two Galleria Tower, Suite 950
13455 Noel Road
Dallas, TX 75240

26X

In Witness Whereof, the grantor has executed this instrument this 28th day of August, in the year 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
Title:

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 28th day of August, 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.

Gina Lynn Blomquist
Notary Public for State indicated above
My commission expires: 5/19/08

Loan # 39253455
S&S # 04-17369

