

04 OCT 12 AM 11:16

NN  
Joe Trombino  
4346 Ferrier  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Arthur DuFault  
MTB, Mail Stop 5627  
1849 C. Street N.W.  
Grantee's Name and Address  
Washington, DC 20240-0001  
After recording, return to (Name, Address, Zip):  
First American Title  
422 Main St.  
Klamath Falls, OR 97601  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
FATCO  
422 main str  
97601  
acct 6276

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 10/12/04 11:16 a m  
Vol M04 Pg 69087  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

K-58788 WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOE TROMBINO

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR W. DUFAULT

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 1 and 2, Block 3, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 (if no exceptions, so state): except those of record and common to the area

\_\_\_\_\_ and that grantor will warrant and forever defend the 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. to clear title

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Joe Trombino*

STATE OF OREGON, County of Oregon ss.  
This instrument was acknowledged before me on October 12, 2004  
by Joe Trombino

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*Amanda Rafferty*  
Notary Public for Oregon  
My commission expires May 7, 2007