

PETER V. SINGLETON and JEAN A. SINGLETON, husband and wife

IVANHOE III PARTNERSHIP

all that real property situated in the County  
of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

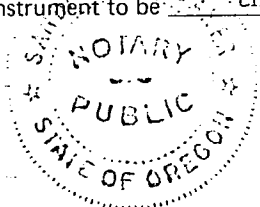
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
~~covenants, conditions, restrictions, reservations, rights, rights of way,~~  
~~and easements of record~~  
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,000.00.Dated this 19th day of January, 19 84.

Peter V Singleton  
Jean A Singleton

STATE OF OREGON, County of Klamath ) ss.

On this 21<sup>st</sup> day of January, 19 84 personally appeared the above named  
Peter V. Singleton and Jean A. Singleton and acknowledged the foregoing  
instrument to be their voluntary act and deed.



Before me:

Sandra Hunscher  
Notary Public for Oregon  
My commission expires: 7-23-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Ivanhoe III Partnership  
c/o George P. Futus  
P.O. Box 4201  
Bellevue, WA 98009

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

Those portions of Lots 2 and 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along the Northerly line of Washington Street 40 feet; thence Northwesterly at right angles to Washington Street 116 feet; thence Southwesterly parallel with Washington Street 40 feet; thence Southeasterly parallel with Washington Street 116 feet to the place of beginning, being a part of Lot 2, Block 50 of said NICHOLS ADDITION.

ALSO a portion off of Lot 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning on the Northerly line of Washington (formerly Canal) Street at the corner common to Lots 3 and 2 of said Block; thence Northwesterly along the Easterly line of said Lot 3 a distance of 71 feet; thence Southwesterly and parallel with Washington Street 30 feet; thence Southeasterly and parallel with Easterly line of said Lot 3, 71 feet to said Northerly line of Washington Street; thence Easterly along said line of Washington Street 30 feet to the place of beginning.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 26th day of Jan A.D. 19 84  
at 3:48 o'clock P M, and duly  
recorded in Vol. 1134 of Deeds  
Page 144

EVELYN BIEHN, County Clerk

By Wm. Smith Deputy

Fee 3.00