

WARRANTY DEED

MTC 38820KA

LOIS E. HALL TRENT WHO ACQUIRED TITLE AS LOIS ERNETTE HALL,
Grantor(s) hereby grant, bargain, sell and convey to:
PAUL M. SINGLETON and CHARITY A. SINGLETON, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 13, GARDEN TRACTS, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1604 ETNA STREET, KLAMATH FALLS, OR 97603

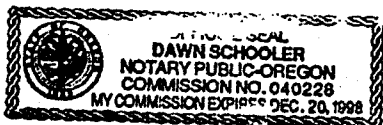
Dated this 29th day of August, 1996.

Lois E. Hall Trent
LOIS E. HALL TRENT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. August 29th 19 96
COUNTY OF KLAMATH
Personally appeared the above named LOIS E. HALL TRENT

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38820-KA

Return to:
PAUL M. SINGLETON
1604 ETNA STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of Aug A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 27256.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Ross

96 AUG 30 P 3:56