

01 DEC 31 PM 3:40



After recording return to:

Denene M. Delgado  
4364 Chambers Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Denene M. Delgado  
4364 Chambers Lane  
Klamath Falls, OR 97603

Escrow No. K58157L

Title No. K58157L

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 67381

State of Oregon, County of Klamath  
Recorded 12/31/01 3:40 p. m.  
Vol M01, Pg 67381  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

### STATUTORY WARRANTY DEED

John R. Singleton, an estate in fee simple, Grantor, conveys and warrants to Denene M. Delgado, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

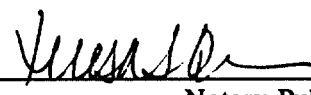
The true consideration for this conveyance is \$45,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28<sup>th</sup> day of December, 2001.

  
John R. Singleton by Norman Singleton as attorney in fact

STATE OF Massachusetts  
County of Barnstable } ss.

This instrument was acknowledged before me on this 28 day of December, 2001  
by John R. Singleton by Norman Singleton as attorney in fact

  
\_\_\_\_\_  
Notary Public for Oregon  
TERESA J. QUIRK, Notary Public  
My commission expires: My Commission Expires Dec. 6, 2007

K21'