

M06-11362

Klamath County, Oregon

06/05/2006 03:16:51 PM

Pages 1 Fee: \$21.00

After Recording Return to:

**CHERI M. SPEARS**

1604 Etna Street

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**CHERI M. SPEARS**

1604 Etna Street

Klamath Falls, OR 97603

ASPEN: 6329854

**WARRANTY DEED**  
(INDIVIDUAL)

**PAUL M. SINGLETON and CHARITY A. SINGLETON**, herein called grantor, convey(s) to **CHERI M. SPEARS and GARY P. SPEARS, WIFE and HUSBAND**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

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

**CODE 041 MAP 3809-035CC TL 03800 KEY #448028**

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, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$95,000.00**.  
(here comply with the requirements of ORS 93.930)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

Dated JUNE 2, 2006.

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PAUL M. SINGLETON  
  
CHARITY A. SINGLETON

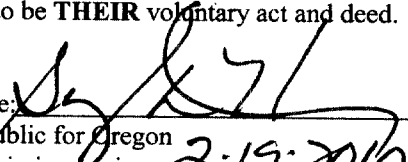
STATE OF OREGON, County of **KLAMATH**) ss.

On JUNE 2, 2006 personally appeared the above named **PAUL M. SINGLETON and CHARITY A. SINGLETON** and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063298

Before me:   
Notary Public for Oregon  
My commission expires: 2-19-2010

Official Seal

