



THIS SPACE RESE

2007-008810

Klamath County, Oregon



05/14/2007 03:32:25 PM

Fee: \$21.00

MTCT8870-SH

After recording return to:

Scott J. Arnold

4709 Laverne Avenue

Klamath Falls, OR 97603

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

Scott J. Arnold

4709 Laverne Avenue

Klamath Falls, OR 97603

Escrow No. MT78870-SH

Title No. 0078870

SWD

STATUTORY WARRANTY DEED

Fred P. Singleton and Carol A. Singleton, as tenants by the entirety, Grantor(s) hereby convey and warrant to Scott J. Arnold, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 31, PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$165,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 10 day of May, 2007.

[Signature of Fred P. Singleton]

Fred P. Singleton

[Signature of Carol A. Singleton]

Carol A. Singleton

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 10, 2007 by Fred P. Singleton and Carol A. Singleton.

[Signature of Stacy M. Howard]

(Notary Public for Oregon)

My commission expires Nov 18, 2007

