

2007-008864

Klamath County, Oregon



00022526200700088640020020

05/15/2007 10:58:04 AM

Fee: \$26.00

After Recording Return to:

FRED P. SINGLETON and CAROL ANN SINGLETON

4709 Laverne Av  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

FRED P. SINGLETON and CAROL ANN SINGLETON

Same as above

ATE: 64606MS

**WARRANTY DEED**  
(INDIVIDUAL)

CHRISTOPHER FRISKEY, herein called grantor, convey(s) to FRED P. SINGLETON and CAROL ANN SINGLETON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$175,000.00.  
(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 May 10, 2007

  
CHRISTOPHER FRISKEY


STATE OF OREGON, County of Klamath) ss.

On May 11, 2007 personally appeared the above named CHRISTOPHER FRISKEY and acknowledged the foregoing instrument to be his voluntary act and deed.

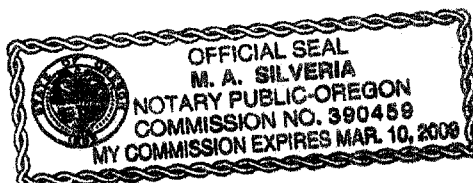
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064606

Before me:   
Notary Public for Oregon  
My commission expires: 5/10/09

Official Seal



\$26-A

**Exhibit A**

**Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin which lies North 1° 05' East along the West 40 line of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, a distance of 483.3 feet from the iron pin which marks the Southwest corner of said Lot 3 and running thence North 26° 39' East a distance of 450.5 feet to an iron pin; thence North 63° 21' West a distance of 123.75 feet to a point; thence 16° 06' West a distance of 67 feet to a point on the South right of way line of the Old Dalles-California Highway; thence in a Westerly direction following the South right of way line of the Old Dalles-California Highway a distance of 55 feet to a point which lies on the West 40 line of said Lot 3; thence South 1° 05' West along the West 40 line of said Lot 3 a distance of 500 feet, more or less, to the point of beginning.**

**CODE 183 MAP 3709-031DB TL 00600 KEY #380377**