



After recording return to:  
Judy Gerard  
3816 Bristol Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Judy Gerard  
3816 Bristol Avenue  
Klamath Falls, OR 97603

File No.: 7161-4223840 (SA)  
Date: December 02, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Paul Michael Singleton and Katie Singleton, as tenants by the entirety**, Grantor,  
conveys and warrants to **Judy Gerard and Jonathan Michael Lawrence McFall and  
Gennifer Fields not as tenants in common, but with rights of survivorship**, Grantee,  
the following described real property free of liens and encumbrances, except as specifically set  
forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as  
follows:

**Lot 19, SUMMERS PARK, according to the Official Plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$290,000.00**. (Here comply with requirements  
of ORS 93.030)

APN: **545592**

Statutory Warranty Deed  
- continued

File No.: **7161-4223840 (SA)**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 31 day of December, 2024.

Paul Michael Singleton  
Paul Michael Singleton

Katie Singleton  
Katie Singleton

STATE OF Oregon )  
County of Josephine )ss.  
Klamath )

This instrument was acknowledged before me on this 31 day of December, 2024  
by **Paul Michael Singleton and Katie Singleton.**

Wendy S. Forney  
Notary Public for Oregon  
My commission expires: 4/25/25

