

73412

**Aspen**  
TITLE & ESCROW, INC.  
#03041000

12-27-93P02:55 RCV  
WARRANTY DEED

Vol. 193 Page 347

AFTER RECORDING RETURN TO:

HANK VAN HEYNINGEN  
VIVIAN I. VAN HEYNINGEN  
12801 S. SULTANA  
ONTARIO, CA 91761

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

KLAMATH RIVER ACRES OF OREGON LTD. hereinafter called  
GRANTOR(S), convey(s) to HANK VAN HEYNINGEN and VIVIAN I.  
HEYNINGEN, as tenants by the entirety, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:  
Lot 17, Block 36, KLAMATH RIVER ACRES SIXTH ADDITION, in the  
County of Klamath, State of Oregon.  
Code 52 Map 3907-25A0 TL 3300

"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 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,  
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  
\$9,900.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 21 day of DECEMBER, 1993.

KLAMATH RIVER ACRES OF OREGON LTD.  
BY: BENJAMIN HARRIS  
BENJAMIN HARRIS, GENERAL PARTNER

STATE OF CALIFORNIA, County of San Bernardino ss.

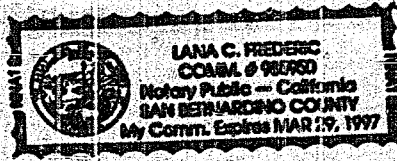
Personally appeared the above named BENJAMIN HARRIS, GENERAL  
PARTNER OF KLAMATH RIVER ACRES OF OREGON LTD. and acknowledged  
the foregoing instrument to be his voluntary act and deed.  
Before me:  
Notary Public for California  
My Commission Expires:

37-50

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA  
County of SAN BERNARDINO  
On 12-21-93 before me, LANA C. FREDERIC  
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"  
personally appeared BENJAMIN HARRIS  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lana C. Frederic  
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
  - TITLE(S)
  - ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT: TITLE OR TYPE OF DOCUMENT \_\_\_\_\_  
NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day  
of Dec. A.D., 19 93 at 2:55 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 34719

FEE \$35.00

Evelyn Biehn -County Clerk  
By Caroline Muelendorfer

WILITE & ESCROW INC  
aspen  
S31TS

RECEIVED  
15-53-RECEIVED BOARD

NOTARY PUBLIC