



## WARRANTY DEED

#03042161

AFTER RECORDING RETURN TO:

JOHN D. GERAUD

MARY LOU GERAUD

P.O. Box 646RENO, NV 97627

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 JOHN D. GERAUD and MARY LOU GERAUD,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 6, Block 3, CEDAR TRAILS, in the County of Klamath, State of  
Oregon.

Code 227 Map 4008-20DO-01L 1200

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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  
\$9 000.00.

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 \_\_\_\_ day of August, 1994

KLAMATH RIVER ACRES of OREGON LTD.

BY: Benjamin C. Harris

STATE OF CALIFORNIA )

) ss.

County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_  
day of AUGUST, 1994, by BENJAMIN C. HARRIS.

Before me:

Notary Public for CALIFORNIA \_\_\_\_\_

Commission No. \_\_\_\_\_

27883

No. 5183

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SAN BERNARDINOOn 8-31-94 before me, LANA C. FREDERIC

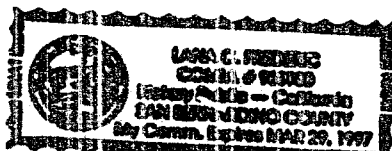
NAME TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared BENJAMIN C. 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) is/are  
 subscribed to the within instrument and ac-  
 knowledged 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
THIS CERTIFICATE MUST BE ATTACHED TO  
THE DOCUMENT DESCRIBED AT RIGHT:Though the data requested here is not required by law,  
it could prevent fraudulent reattachment of this form.

## OPTIONAL SECTION

TITLE OF TYPE OF DOCUMENT WARRANTY DEED

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

## 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) OF ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co  
 of Sept. A.D. 19 94 at 3:10 o'clock P.M., and duly recorded in Vol. 1994  
 of Deeds on Page 27882

FEE \$35.00

By Reelyn Biehn County ClerkBy Reelyn Biehn