

'03 APR 15 3:08

MT60336 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JASON J. GERAUD

707 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

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

JASON J. GERAUD

707 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT60336-TM

Vol M03 Page 23963

State of Oregon, County of Klamath

Recorded 04/15/2003 3:08 p.m.

Vol M03 Pg 23963

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

WARRANTY DEED

ORVILLE W. GRIFFITH, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JASON J. GERAUD, Grantee(s) and grantee's heirs, successors and assigns the following
described real property, free of encumbrances except as specifically set forth herein
in the County of **KLAMATH** and State of Oregon, to wit:

Lots 8 and 25 of ROSELAWN, a Subdivision of Block 70, BUENA VISTA ADDITION to the
City of Klamath Falls, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the vacated alley lying between said Lots 8 and 25 of
ROSELAWN, as vacated by Ordinance No. 4289, recorded January 14, 1948 in Volume
228, Page 58, Klamath County Deed Records, as inured thereto by operation of law.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of
the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and
parcel thereof against the lawful claims and demands of all persons whomsoever, except
those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$59,900.00.

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 30.930.

PLEASE
SIGN
Dated this 15th day of April, 2003.

Orville W. Griffith
ORVILLE W. GRIFFITH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 15, 2003 by ORVILLE
W. GRIFFITH.



Susan E. Ager
(Notary Public for Oregon)

My commission expires Aug. 1, 2005

\$21.00