

81972

WARRANTY DEED

Vol. 1787 Page 21369

KNOW ALL MEN BY THESE PRESENTS, That Denise Jibillian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michelle Benitez and Derrick Benitez, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 9 of Sprague River Valley Acres, as per Plat recorded in the office to the County Recorder of said County. 1.55 acres
APN: 3612-120-7200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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 paid for this transfer, stated in terms of dollars, is \$ 4,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols (H), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of November, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Denise Jibillian
Denise Jibillian

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California)
County of Los Angeles) ss.
November 3, 1987

Personally appeared the above named

Denise Jibillian

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Karen L. Johnson

Notary Public for Oregon California
My commission expires: Sept. 21, 1990

STATE OF OREGON, County of _____, ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:



OFFICIAL SEAL
KAREN L. JOHNSON
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. Sep. 21, 1990

Denise Jibillian	7226 Arizona Ave.	Los Angeles, CA 90045
GRANTOR'S NAME AND ADDRESS		
Michelle & Derrick Benitez	5930 Reseda Blvd. #100	Tarzana, CA 91356
GRANTEE'S NAME AND ADDRESS		
Michelle & Derrick Benitez	5930 Reseda Blvd. #100	Tarzana, CA 91356
NAME, ADDRESS, ZIP		
Until a change is requested all tax statements shall be sent to the following address:		
Michelle & Derrick Benitez	5930 Reseda Blvd. #100	Tarzana, CA 91356
NAME, ADDRESS, ZIP		

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of November, 1987, at 11:23 o'clock A.M., and recorded in book MB7 on page 21369 or as file/reel number 81972

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith, Deputy

Fee: \$10.00 By Pam Smith

SPACE RESERVED FOR RECORDER'S USE