

1-1-74

3440

WARRANTY DEED

Vol. m89 Page 14307 ④KNOW ALL MEN BY THESE PRESENTS, That Theresa Jibilianhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jay M. and Teruko Y. Collinsthe grantee, 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 42 in Block 8 of Sprague River Valley Acres as per Plat recorded in the office of the County Recorder of said County. 1.46 acres

APN: 3612-002A0-01100

(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

① 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). ② (The sentence between the symbols ①, 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 25th day of July, 1989; 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.

(If executed by a corporation, affix corporate seal)

Theresa Jibilian  
 Theresa Jibilian

STATE OF ~~OREGON~~ CALIFORNIA } ss.  
 County of Los Angeles  
July 25, 1989

Personally appeared the above named  
Theresa Jibilian

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

Before me:  
Karen L. Johnson  
 Notary Public for ~~OREGON~~ California  
 My commission expires: 9-21-90

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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:

Notary Public for ~~OREGON~~ California  
 My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

OFFICIAL SEAL  
 KAREN L. JOHNSON  
 Notary Public-California  
 LOS ANGELES COUNTY

My Comm. Exp. Sep. 21, 1990

Theresa Jibilian

7226 Arizona Ave.

Los Angeles, CA 90045

GRANTOR'S NAME AND ADDRESS

Jay M. and Teruko Y. Collins

2844 Artesia Blvd.

Torrance CA 90504

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jay M. and Teruko Y. Collins

2844 Artesia Blvd.

Torrance CA 90504

NAME, ADDRESS, ZIP

Until a change is requested all future statements shall be sent to the following address.

Jay M. and Teruko Y. Collins

2844 Artesia Blvd.

Torrance CA 90504

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of Aug, 1989, at 12:07 o'clock P.M., and recorded in book M89 on page 14307 or as file/reel number 3440

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Orville M. Mendenhall Deputy

Fee \$8.00

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