

1-1-74

WARRANTY DEED

Vol. m90 Page 12513

16733

KNOW ALL MEN BY THESE PRESENTS, That Albert Jibilianhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Benjamin Flores, hereinafter calledthe 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 33 in Block 22 of Sprague River Valley Acres, as per Plat recorded in the office of the Klamath County Recorder. 2.83 acres m/l

APN: 3613-006D0-01300

(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 \$ 5,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of June, 1990; 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.Albert Jibilian
Albert Jibilian(If executed by a corporation,
affix corporate seal)STATE OF ~~OREGON~~ California) ss.
County of Los Angeles)
June 5, 1990Personally appeared the above named Albert Jibilianand acknowledged the foregoing instrument to be his voluntary act and deed.Before me: Karen L. Johnson
(OFFICIAL SEAL) Notary Public for ~~XXXX~~ California
My commission expires: 9/21/90

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 __________, 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 be-
half 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:  KAREN L. JOHNSON (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: My Comm. Exp. Sep. 21, 1990Albert Jibilian7226 Arizona aveLos Angeles, CA 90045

GRANTOR'S NAME AND ADDRESS

Benjamin Flores1185 W. Grant StWilmington, CA 90744

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

If a change is requested all tax statements shall be sent to the following address:

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KlamathI certify that the within instru-
ment was received for record on the
26th day of June, 1990,
at 11:11 o'clock AM., and recorded
in book M90 on page 12513 or as
file/reel number 16733,

Record of Deeds of said county.

Witness my hand and seal of
County affixed.Evelyn Biehn, County Clerk

Recording Officer

By Rouven Muelender DeputySPACE RESERVED
FOR
RECORDER'S USE

Fee \$28.00