

1-1-74

24962

WARRANTY DEED

Vol. m91 Page 1199KNOW ALL MEN BY THESE PRESENTS, That Albert Jibilian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____

Ronald Morgan

_____, hereinafter called the 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 2 Block 23 of Sprague River Valley Acres in Klamath County, Oregon. 2.26 ac m/l

APN: R-3613-006C0-04900

(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, ② 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 17th day of September, 19 90; 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)

Albert Jibilian
Albert Jibilian

STATE OF ~~XXXXX~~ California }
County of Los Angeles } ss.
September 17, 19 90

Personally appeared the above named
Albert Jibilian

_____ and acknowledged the foregoing instrument to be _____ his _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Karen L. Johnson
Notary Public for ~~XXXXX~~ 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 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
My commission expires: _____



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

Albert Jibilian

7226 Arizona ave.

Los Angeles, CA 90045

Ronald Morgan

1668 Sawtelle Blvd.

West Los Angeles, CA 90025

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald Morgan

1668 Sawtelle Blvd.

West Los Angeles, CA 90025

NAME, ADDRESS, ZIP

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

same as above

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 18th day of Jan, 19 91, at 11:30 o'clock A.M., and recorded in book M91 on page 1199 or as file/reel number 24962

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Muth Deputy

Fee \$28.00