

OK 26187

WARRANTY DEED

Vol. m91 Page 3268

KNOW ALL MEN BY THESE PRESENTS, That.....

Douglas S. Irvine

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

Habib Fouad Issa

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:

Lots 17 & 18 of Block 71, BOWNE ADDITION TO THE CITY OF BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account # 3911-010cc-01600

(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 \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 16th day of January, 1991; 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.

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.

Douglas S. Irvine
Douglas S. Irvine

STATE OF ~~OREGON~~, Calif.)
County of Los Angeles } ss.
....., 19.....

Personally appeared the above named.....

Douglas S. Irvine

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

Before me:

(OFFICIAL SEAL)

Theresa A. Jibilian
Notary Public for California
My commission expires: 9-29-93

STATE OF OREGON, County of.....) ss.
....., 19.....

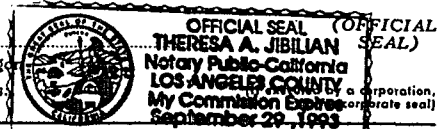
Personally appeared and

..... 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:



Douglas S. Irvine
444 8TH St.
Manhattan Bch. CA. 90266

GRANTOR'S NAME AND ADDRESS

Habib Fouad Issa
13134 Volunteer
Norwalk, CA. 90650

GRANTEE'S NAME AND ADDRESS

After recording return to:

Habib Fouad Issa
13134 Volunteer 16336 Sylvanwood
Norwalk, CA. 90650

NAME, ADDRESS, ZIP

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

Habib Fouad Issa
13134 Volunteer 16336 Sylvanwood
Norwalk, CA. 90650

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath.....) ss.

I certify that the within instrument was received for record on the 22nd day of February, 1991, at 11:30 o'clock AM., and recorded in book/reel/volume No. M91 on page 3268 or as fee/title/instrument/microfilm/reception No. 26187, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Pauline M. Mendenhall* Deputy

Fee \$28.00

91 FEB 22 AM 11 30

2203