

69553

WARRANTY DEED — STATUTORY FORM  
(Individual or Corporation)Vol. m93 Page 26584

Ojavan Investors, Inc.

Grantor, conveys and warrants to Babak Tabesh and Rosemarie E. Tabesh, husband and wife  
as Joint Tenants.Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
The property is located in Klamath County, OregonR3511 014B0 02200 000 00  
Key 281885  
Lot 4, Block 25  
Oregon Pines  
Township 35, Range 11.0,  
Section 14

THIS INSTRUMENT CONFERS PROPERTY RIGHTS WHICH ARE PROTECTED BY THE LAWS AND THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF OREGON. 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 should check with the appropriate city or county planning department to verify approved uses.

Encumbrances: Subject to covenants, conditions, restrictions, reservations, easements and zoning existing and/or of record, and subject to any facts an accurate survey may reveal. Grantor does not warrant availability or streets or utilities or the cost of installation thereof, nor zoning, buildability or any other restrictions which may be imposed by any governmental entity. Excepting therefrom certain subsurface mineral rights of record, but without right to surface entry.

The true consideration for this conveyance is \$ 2,250.00 (Here comply with the requirements of ORS 93.030\*).

Dated this 22nd day of July, 1990, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ojavan Investors, Inc.

STATE OF California )  
County of Los Angeles ) ss.  
19 )  
Personally appeared the above named

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

Before me:

Notary Public for California  
My commission expires:

\* If the consideration consists of or includes other property or value, add the following:  
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

Ojavan Investors, Inc.  
6253 Hollywood Blvd. #614

Los Angeles, Ca. 90028  
Grantor's Name and Address

Babak Tabesh & Rosemarie E. Tabesh  
1021 Amberton Lane  
Newbury Park, CA 91320  
Grantee's Name and Address

After recording return to:  
Babak Tabesh  
1021 Amberton Lane  
Newbuey Park, CA 91320  
Name, Address, Zip

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

Babak Tabesh  
1021 Amberton Lane  
Newbuey Park, CA 91320  
Name, Address, Zip

ORL-303 (Rev. 5-80)

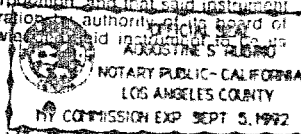
P. Bogart, Sec'y  
STATE OF Calif County of Los Angeles ) ss.  
July 22, 1990  
Personally appeared P. Bogart and

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 the Ojavan Investors, Inc.

a corporation and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be voluntary act and deed.

Before me:

Notary Public for California  
My commission expires:



STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Western Land Bank  
on this 12th day of Oct. A.D. 19 93  
at 1:09 o'clock P.M. and duly recorded  
in Vol. M93 of Deeds Page 26584  
Evelyn Biehn County Clerk  
By Doreen Muckendase Deputy.

Fee, \$30.00