

78013

03-25-94 A00 02 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Albert Jibilianhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Moises J. Torres and Abel J. Torres, 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 31, in Block 22 of Sprague River Valley Acres, as per Plat recorded in the office of the County Recorder of said County, 2.77 acres.

APN: 36319-006D0-01500

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

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). (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 applied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of February, 19 94; 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, file corporate seal)

ALBERT JIBILIAN

STATE OF OREGON, California)County of Los Angeles)February 24th, 19 94)Personally appeared the above named Albert Jibilian

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

Before me:

(OFFICIAL SEAL)

Notary Public for California
My commission expires 2/20/95

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 _____

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 its board of directors; and each of them acknowledged the foregoing instrument as their voluntary act and deed.

Before me:

Notary Public for OREGON
My commission expires 1/1/95

(OFFICIAL SEAL)

Albert Jibilian

6121 W. Manchester Ave. #777

Playa Del Rey, Calif. 90293-8728

GRANTOR'S NAME AND ADDRESS

Moises J. Torres and Abel J. Torres

1260 Highland Circle

Corona, Calif. 91720

GRANTEE'S NAME AND ADDRESS

After recording return to:

Moises J. Torres and Abel J. Torres

1260 Highland Circle

Corona, Calif. 91720

NAME, ADDRESS, ZIP

Until a change is requested all for statements shall be sent to the following address:

Moises J. Torres and Abel J. Torres

1260 Highland Circle

Corona, Calif. 91720

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KlamathI certify that the within instrument was received for record on the 25th day of March, 19 94, at 9:02 o'clock AM, and recorded in book M94 on page 8832 or as file/reel number 78013

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Christina Muth Deputy

Fee \$30.00