

86973

06-25-07 11 09 RCVD

WARRANTY DEED

Vol. M94 Page 26898

KNOW ALL MEN BY THESE PRESENTS That

Denise Jibilian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 3 in Block 14, Sprague River Valley Acres, as per Plat recorded in the office of the County Recorder of said County, 1.55 acres.

APN: R-3612-00±B0-0700(-000)

(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

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 \$ 4,750.00

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 Sec 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 2th day of August, 1994; 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.

Denise Jibilian
Denise Jibilian

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.
County of Los Angeles
August 12, 19 94

Personally appeared the above named _____

Denise Jibilian

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

Before me _____
(OFFICIAL SEAL)
Notary Public for Oregon California
My commission expires: 2/20/95

Denise Jibilian

8121 W. Manchester Ave. #777

Plaza Del Rey, Ca 90293-8728

Glenn L. Baldwin

1413 N.E. 249th St.

Ridgefield, Wa 98642

GRANTOR'S NAME AND ADDRESS

Glenn L. Baldwin

1413 N.E. 249th St.

Ridgefield, Wa 98642

GRANTEE'S NAME AND ADDRESS

Glenn L. Baldwin

1413 N.E. 249th St.

Ridgefield, Wa 98642

NAME ADDRESS ZIP

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 authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: February 20, 1995

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Aug, 19 94, at 11:09 o'clock A.M., and recorded in book M94 on page 26898 or as file/reel number 86973

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee \$30.00