

89722

WARRANTY DEED

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10-17-94P02:51 RCVD

KNOW ALL MEN BY THESE PRESENTS, That Theresa Jibilian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maria Nemeth and Gabor Nemeth, 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 33 Block 19 of Sprague River Valley Acres, as per Plat recorded in the office of the Klamath County Recorder. 3.14 acres m/1  
APN: R 3613-006C0-04000

(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 \$ 5,900.00

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 implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of October, 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.

(If executed by a corporation, affix corporate seal)

Theresa Jibilian  
Theresa Jibilian

STATE OF ~~OREGON~~ California } ss.  
County of Los Angeles  
October 1, 1994

Personally appeared the above named  
Theresa Jibilian

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

(OFFICIAL SEAL)

Before me:

Karen L. Johnson  
Notary Public for California  
My commission expires: 12/16/94

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 its authorized officers and each of them acknowledged said instrument to be its official seal and deed.

Before me:

Karen L. Johnson  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_



**KAREN L. JOHNSON**  
Notary Public - California  
LOS ANGELES COUNTY  
My Commission Expires  
December 16, 1994

THERESA JIBILIAN

7226 ARIZONA AVE.

LOS ANGELES, CA 90045

GRANTOR'S NAME AND ADDRESS

Maria &amp; Gabor Nemeth

5645 Medeabrook Pl

Agoura Hills, CA 91301

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maria &amp; Gabor Nemeth

5645 Medeabrook Pl

Agoura Hills, CA 91301

NAME, ADDRESS, ZIP

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

Maria &amp; Gabor Nemeth

5645 Medeabrook Pl.

Agoura Hills, CA 91301

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of Oct, 1994, at 2:51 o'clock PM., and recorded in book 994 on page 32249 or as file/reel number 89722.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Dorlene Mulholland Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00