

1-1-74

3893

WARRANTY DEED

Vol. M95 Page 20515KNOW ALL MEN BY THESE PRESENTS, That Theresa Jibilian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_

Albert Jibilian

\_\_\_\_\_, 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 19 in Block 17 of Sprague River Valley Acres, as per plat recorded in the office for the County Recorder of said County. 4.95 acres.

APN: R-3612-006B0-01300

(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 \$ 500.00

Ⓞ 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. 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 25th day of July, 1995; 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.

Theresa Jibilian  
Theresa Jibilian

(If executed by a corporation,  
affix corporate seal)

STATE OF ~~OREGON~~ California } ss.  
County of Los Angeles }  
July 25, 1995, 19\_\_\_\_

Personally appeared the above named  
Theresa Jibilian

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

Before me:

(OFFICIAL SEAL)

Sylvia H. KovacsNotary Public for ~~Oregon~~ California

My commission expires: 4/12/99

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 \_\_\_\_\_

\_\_\_\_\_, 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:



SYLVIA H. KOVACS  
COM. # 1055568  
NOTARY PUBLIC - CALIFORNIA  
Los Angeles County  
My Comm. Expires Apr. 12, 1999

Theresa Jibilian7226 Arizona Ave.Los Angeles, Ca 90045

GRANTOR'S NAME AND ADDRESS

Albert Jibilian8117 W. Manchester Ave. # 777Playa Del Rey, Ca 90293-8728

GRANTEE'S NAME AND ADDRESS

After recording return to:

Albert Jibilian8117 W. Manchester Ave. # 777Playa Del Rey, CA 90293-8728

NAME, ADDRESS, ZIP

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

Albert Jibilian8117 W. Manchester Ave. # 777Playa Del Rey, Ca 90293-8728

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of August, 1995, at 2:41 o'clock AM., and recorded in book M95 on page 20515 or as file/reel number 3893, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By [Signature] Recording Officer  
Deputy

Fees: \$30.00

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