

1-1-74

WARRANTY DEED

Vol. M96 Page 17530

19771

KNOW ALL MEN BY THESE PRESENTS, That Denise Jibilian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Michael V. Banner and Ronda C. Banner 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 5 in Block 14 of Sprague River Valley, as per Plat recorded in the office of the County Recorder of Said County, 1.51 acres.

APN: R3612-001B0-07200

(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 \$ 3,250.00.
 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. 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 May, 1996; 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)



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

Denise Jibilian

STATE OF ~~OREGON~~ California) ss.
County of Los Angeles
May 1, 1996

Personally appeared the above named
Denise Jibilian

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

(OFFICIAL SEAL)

Before me: Sylvia H Kovacs
Notary Public for ~~OREGON~~ California
My commission expires: 4/12/99

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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:

Notary Public for Oregon
My commission expires:



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

Denise Jibilian

8117 W. Manchester Ave. # 777
Playa Del Rey, Ca 90293-8728

GRANTOR'S NAME AND ADDRESS

Michael V. and Ronda C. Banner
43355 Fanchon Ave.
Lancaster, Ca 93536

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael V. and Ronda C. Banner
43355 Fanchon Ave.
Lancaster, Ca 93536

NAME, ADDRESS, ZIP

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

Michael V. and Ronda C. Banner
43355 Fanchon Ave.
Lancaster, Ca 93536

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of June, 1996, at 11:15 o'clock AM., and recorded in book M96 on page 17530 or as file/reel number 19771, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By Cheryl D. Dwyer Deputy

Fee \$30.00

96 JUN 13 AM 1:15