

1-1-74

33390

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Albert JibilianVol. M97 Page 5595hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jennifer Zeno

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

97 FEB 25 P 3:01

(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 \$2,500.00

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 28th day of January, 19 97; 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

Albert Jibilian
Albert Jibilian

STATE OF ~~California~~ Oregon

County of Los Angeles
February 19, 19 97

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/12/99

Notary Public for Oregon

My commission expires:



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

Albert Jibilian

8117 W. Manchester Ave. # 777

Playa Del Rey, Ca 90293-8728

GRANTOR'S NAME AND ADDRESS

Jennifer Zeno

8225 Mulberry

Cypress, Calif. 90630

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jennifer Zeno

8225 Mulberry

Cypress, Calif 90630

NAME, ADDRESS, ZIP

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

Jennifer Zeno

8225 Mulberry

Cypress, Calif 90630

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of February, 19 97, at 3:01 o'clock P.M., and recorded in book M97 on page 5595 or as file/reel number 33390

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By Kathleen Deputy

Fee \$30.00

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