

1-177

48560

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Albert Jibilian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH BYRNE, 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 improvements, 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 20 of Sprague River Valley Acres, as per Plat recorded in the office of the County Recorder of said County. 3.02 acres

APN: R-3613-006C0-019C0-000

(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 seised 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 \$4,750.00. 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 27th day of October, 1997; 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.

Albert Jibilian
ALBERT JIBILIAN

(If executed by a corporate officer, affix corporate seal)

STATE OF OREGON, California }
County of Los Angeles
October 27, 1997

Personally appeared the above named
Albert Jibilian

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

(OFFICIAL SEAL)

Before me: Sylvia H. Kovacs

Notary Public for Oregon CPAIF

My commission expires: 4/12/99

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 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
Comm. # 1055558
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Nov. 11, 1998

(OFFICIAL SEAL)

Albert Jibilian

8117 W. Manchester Ave # 177
Playa Del Rey, Calif. 90233-8728

GRANTOR'S NAME AND ADDRESS

Joseph Byrne

45 Hill Rise

Dove Canyon, Ca 92679

GRANTEE'S NAME AND ADDRESS

After recording returns to:

Joseph Byrne

45 Hill Rise

Dove Canyon, Ca 92679

NAME, ADDRESS, ZIP

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

Joseph Byrne

45 Hill Rise

Dove Canyon, Ca 92679

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of November, 1997, at 1:10 o'clock P.M., and recorded in book M97 on page 37477 or as file/reel number 48560, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Fee: \$30.00

Kathleen B. Bazz Recording Officer
Deputy