

NN

200 FEB 23 PM 12:37

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Albert Jibilian

8117 W. Manchester Ave., #777

Playa Del Rey, CA 90293

Grantor's Name and Address

Dr. L. R. Friedman

1762 Westwood Blvd., #460

W. Los Angeles, CA 90024-5622

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Dr. L. R. Friedman

1762 Westwood Blvd., #460

W. Los Angeles, CA 90024-5622

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Dr. L. R. Friedman

1762 Westwood Blvd., #460

W. Los Angeles, CA 90024-5622

SPACE RESERVED  
FOR  
RECORDER'S USE

ST.

rec  
at  
bot  
anc  
No

State of Oregon, County of Klamath

Recorded 2/23/00, at 12:37 p.m.

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Linda Smith,

County Clerk

Fee \$ 21<sup>00</sup>

By --

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Albert Jibilian

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Dr. L. R. Friedman

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 34 in Block 22 of Sprague River Valley Acres, according to the official plat of record, thereof on file in the office of the County Clerk of Klamath County, Oregon 2.79 acres m/1.  
Map: R-3613-006D0-01000-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state): No Exeptions

and that grantor will warrant and forever defend the 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 \$ 2,100.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols , if not applicable, should be deleted. See ORS 93.030.) N/A - Delete

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on February 14th, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Albert Jibilian*  
Albert Jibilian

CALIFORNIA  
STATE OF OREGON, County of Los Angeles ss.

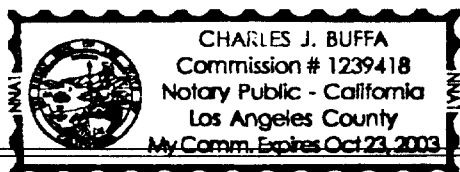
This instrument was acknowledged before me on February 14, 2000  
by Albert Jibilian

This instrument was acknowledged before me on

by

as

of



*Charles J. Buffa*  
Notary Public for Oregon, California  
My commission expires October 23, 2003