

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

ST/

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at
bo
an
NcSPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 2/23/00, at 12:37 p. m.
In Vol. M00 Page 5576

Linda Smith,
By County Clerk Fee \$ 21⁰⁰

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

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 6 in Block 18 of Sprague River Valley Acres, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon 2.35 acres m/1.
Map: R-3612-001D0-02800-000

(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 Φ , 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.

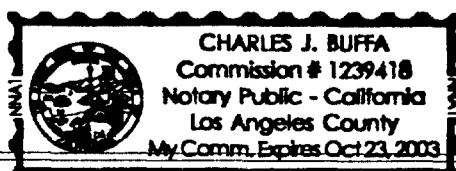
In witness whereof, the grantor has executed this instrument this on February 14th, 2000; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRI-
ATE 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