

WARRANTY DEED

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THERESA JIBILIAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KHASHAYAR ZARGHAM and GOLNAR ZARGHAM, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 6 IN BLOCK 15 OF SPRAGUE RIVER VALLEY ACRES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

355485

3612-001B0-8000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is FULFILLMENT OF CONTRACT

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2535 GOLDEN SPRINGS DR., TRACY, CA 95376

Dated this 6th day of October, 2000.

Theresa Jibilian
THERESA JIBILIAN

State of CALIFORNIA
County of LOS ANGELES

This instrument was acknowledged before me on OCTOBER 6, 2000 by
THERESA JIBILIAN.

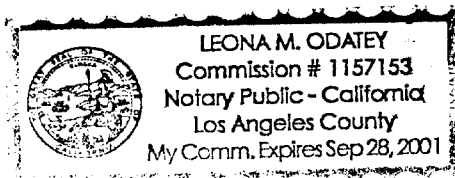
Leona M. Odatey
(Notary Public)

My commission expires SEPT. 28, 2001

ESCROW NO. MT52064-LW

Return to:

KHASHAYAR ZARGHAM
2535 GOLDEN SPRINGS DR.
TRACY, CA 95376



State of Oregon, County of Klamath
Recorded 10/20/00, at 3:17 P m.
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Linda Smith,
County Clerk Fee \$ 21.00