

26986

## WARRANTY DEED

Vol 77 Page 4715

KNOW ALL MEN BY THESE PRESENTS, That..... CLIFFORD L. PERKINS and  
JOYCE E. PERKINS husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID M. ZAKARIAN and CAROLYN H. ZAKARIAN, husband and wife, 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 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, Block 12, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 except, easements or restrictions of record, common to the area or apparent on the face of the land.

*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 \$ 54,500.00

the whole of the

In Witness Whereof, the grantor has executed this instrument this 18th day of March, 19 77 ;  
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)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 18 19 77.

Personally appeared the above named.....  
CLIFFORD L. PERKINS AND JOYCE  
E. PERKINS, husband and wife

NOTARY and acknowledged the foregoing instrument as their voluntary act and deed

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 12/13/06

STATE OF OREGON, County of ..... ) ss.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

CLIFFORD L. AND JOYCE E. PERKINS  
husband and wife  
1655 Siskiyou, Klamath Falls, OR  
GRANTOR'S NAME AND ADDRESS 97601  
DAVID M. AND CAROLYN H. ZAKARIAN  
husband and wife

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Falls Real Estate Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601

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

David M. Zakarian and Carolyn H. Zakarian  
6207 Harlan Drive  
Klamath Falls, Oregon 97601

STATE OF OREGON, } SS.  
County of Klamath

I certify that the within instrument was received for record on the 21st day of MARCH, 1977, at 4:06 o'clock P.M., and recorded in book M. 77 on page 4715 or as file/reel number 26986, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE  
Recording Officer

FEE \$ 3.00 By Hazul Hazul Deputy

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Oregon  
State  
TOGETHER  
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hereafter attached  
and remain a part of  
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18, 1977... (here-  
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to Borrower by Lender Pursu-  
Borrower covenants that  
and convey the property, that  
the title to the property, and  
in a schedule of