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MAC 8108

Vol. ^m 79 Page 20320WARRANTY DEED

KAY TALANIAN and PAULINE TALANIAN, Grantor, conveys and warrants to MARDY MARDEROSIAN and MURIEL MARDEROSIAN, husband and wife, as tenants by the entirety, as to an undivided one-fourth interest; RICHARD MANOOGIAN and SHARKEY MANOOGIAN, husband and wife, as tenants by the entirety, as to an undivided one-fourth interest; ALBERT KABRIELIAN and ISABELLE KABRIELIAN, husband and wife, as tenants by the entirety, as to an undivided one-fourth interest; GEORGE HAKALMAZIAN and MARY HAKALMAZIAN, husband and wife, as tenants by the entirety, as to an undivided one-fourth interest, all as tenants in common, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 21 in Block 117, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING:

1. Taxes for the fiscal year 1979-80, a lien, not yet due and payable.
2. Reservations as contained in plat dedication, to wit:
"said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set back on all lots adjacent to Highway 66 and to all easements and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for refuse disposal."
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 21, 1965 in Volume M65, page 165, Microfilm Records of Klamath County, Oregon.

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The true and actual consideration for this transfer is \$3,500.00
DATED this 7th day of August, 1979.

Kay Talanian
KAY TALANIAN

Pauline Talanian
PAULINE TALANIAN

STATE OF TEXAS)
) ss.
County of Denton)

August 7th, 1979

Personally appeared before me the above named KAY TALANIAN and
PAULINE TALANIAN, and acknowledged the foregoing instrument to be their
voluntary act and deed.

Liz Henderson
NOTARY PUBLIC FOR TEXAS
My Commission expires: October 31, 1980

TAX STATEMENTS TO BE SENT TO:

Mardy Marderosian, et al
5973 E. Park Circle Dr.
Fresno, CA 93727

WARRANTY DEED - Page 2 STATE OF OREGON; COUNTY OF KLAMATH; ss.

Ret. to:
Key Title + Escrow Co.
attn: Cindy Neugart
Country Mall
P.O. Box 3131
Sunriver, OR 97701

Filed for record at request of Mountain Title Co.
this 27th day of August A. D. 1979 at 12 o'clock P. M., and
fully recorded in Vol. M79, of Deeds on Page 2032D

Fee \$7.00

Wm D. MILNE, County Clerk
By Bernice A. Hellock