39453

## WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter

called grantors, conveys to D. M. and CAROLYN M. ZAKARIAN, husband and wife,

all that real property situated in Klamath County, State of Oregn, described as:

Southerly 9.61 feet of Lot 18, Block 12, EIGHTH ADDITION to
SUNSET VILLAGE, in Klamath County, Oregon

SUBJECT TO: Conditions and restrictions, set back line and
utility easements as shown on the plat of Eighth
Addiion to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration
of Conditions and Restrictions, including the terms
and provisions thereof, recorded March 25, 1975, in
M-75 at page 3318.

and covenants that grantor is the owner of the above described property free of

all encumbrances except reservations, restrictions, easements and rights-of-way

of record and those apparent upon the land; rules, regulations, liens, andassess-

ments of water-use and sanitation districts, and will warrant and defend the

same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $1.00.

The foregoing recital of consideration is true as I verily believe.
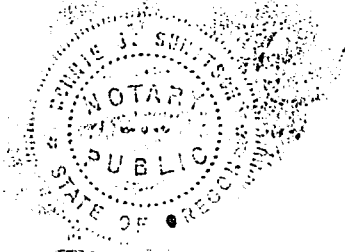
Dated this 1st day of August, 1984.

STATE OF OREGON
COUNTY OF KLAMATH

August 1, 1984

Personally appeared the above named Joe L. Keller and Rosie A. Keller,
husband and wife, and acknowledged the foregoing instrument to be their voluntary
act. Before me:

Notary Public for Oregon
My Commission expires: 1-12-86

D. M. Zakarian
6207 Harlan Dr.
K. Falls.