

54686
58657

K-3137
WARRANTY DEED

Vol. ¹⁰ 78 Page 25219
Vol. 779 Page 50737

10 11 21 PM '67
KNOW ALL MEN BY THESE PRESENTS, That Louis I. and Ruth Anderson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alberto P. Sapiens, Alexander Sapiens, Hermando S. Sapiens, 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:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Twp. 38 S., R. 11 $\frac{1}{2}$ E.W.M. more particularly described as follows:

Beginning at an iron pin in the centerline of the Horsefly Irrigation Ditch, said point being North a distance of 178.0 feet from the Southwest corner of that tract of land described in Deed Volume 170, page 175, Klamath County Deed Records and said point being North 89°41' West a distance of 872 feet and North a distance of 178 feet from the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34; thence North 9°12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Northeasterly along the Southerly line of said Highway a distance of 28.3 feet to a point that is Southwesterly a distance of 223 feet measured along the Southerly line of said Highway from the Northeast corner of that tract of land described in Deed Volume 229, Page 365, Klamath County Deed Records; thence South parallel with the Northerly extension of the West line of that tract of land described in Deed Volume 170, page 175, Klamath County Deed Records to the centerline of the Horsefly Irrigation Ditch; thence Southwesterly along the centerline of the Horsefly Irrigation Ditch to the point of beginning; and

Beginning at the point where the centerline of the Horsefly Irrigation Ditch intersects the West boundary line of that certain tract conveyed by that certain deed recorded in Vol. 170 at page 175 of Klamath County Deed Records, which said point is 148 feet North of an iron pin on the North right of way line of the Dairy-Bonanza Highway and 178 feet North of the Southwest corner of said tract

ack
900
RAMIREZ & HOOTS
ATTORNEYS AT LAW
514 WALNUT STREET
P. O. BOX 366
KLAMATH FALLS, OR. 97601
TELEPHONE 884-9275

-1-
WARRANTY DEED

conveyed by said deed recorded in Vol. 170, page 175; thence Northeasterly along the center line of said Horsefly ditch to the point where it would intersect the East line of said tract conveyed by said deed in Vol. 170 page 175 if extended; thence North along the East line of said tract extended to the point where it would intersect with the south right of way line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the south right of way line of said highway a distance of 223 feet; thence South to the centerline of said Horsefly ditch; thence Northeasterly along the centerline of said Horsefly Ditch to the point of beginning, being a part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ E. W. M.

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 simply of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land and that grantor will warrant and forever defend the above granted 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 \$1,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10th day of January, 1972.

Louis I. Anderson
LOUIS I. ANDERSON

Ruth Anderson
RUTH ANDERSON

13781 26221

STATE OF OREGON, County of Klamath) ss. January 10, 1972.

Personally appeared the above named D. L. Hoots and
acknowledged the foregoing instrument to be his voluntary act
and deed.

This is being re-recorded to correct
the acknowledgment.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11-22-73

STATE OF OREGON)
County of Klamath) ss.

January 10, 1972

Personally appeared the above named LOUIS I. ANDERSON
and RUTH ANDERSON, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act and deed.

BEFORE ME:

[Signature]
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11-22-73

HERMANO S. SAPIENS
350 CROSS AVE
SALINAS, CALIF
93905

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

on the 20th day of November A. D. 1978 at 2:58 o'clock P. M., and
fully recorded in Vol. N78, of Deeds on Page 26219

Wm D. MILNE, County Clerk
By [Signature]
Fee \$9.00

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 12th day of June A. D. 1979 at 11:01 o'clock A. M., and
fully recorded in Vol. 170, of Deeds on Page 11782

Wm D. MILNE, County Clerk
By [Signature]
Fee \$9.00

RAMIREZ & HOOTS
ATTORNEYS AT LAW
514 WALNUT STREET
P. O. BOX 368
KLAMATH FALLS, OR. 97601
TELEPHONE 884-9275

-3-
WARRANTY DEED