

R-31317

QUITCLAIM DEED

Vol. 179 Page 13793

68862
KNOW ALL MEN BY THESE PRESENTS, That Isabel Welch

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Hermando S. Sapiens and Alexander Sapiens, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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 Volume 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 conveyed by said deed recorded in Volume 170, page 175; thence Northeasterly along the centerline of said Horsefly ditch to the point where it would intersect the East line of said tract conveyed by said Deed in Volume 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.

(continued on reverse side)

(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.

The true and actual consideration ~~paid~~ for this transfer, ~~stated in terms of dollars~~ is estate settlement.

~~① However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the consideration (indicate which) ①~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of April, 1979; 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.

Isabel Welch
Isabel Welch

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County Klamath

STATE OF OREGON, County of

ss.

Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

Personally appeared the above named
Isabel Welch

and acknowledged the foregoing instrument to be her voluntary act and deed.

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(SEAL)

Isabel Welch
Route 1, Box 67
Bonanza, Oregon 97623
GRANTOR'S NAME AND ADDRESS

Hermando S. Sapiens, 350 Cross Avenue,
Salinas, CA 93905 AND Alexander Sapiens,
P. O. Box 551, Milpitas, CA 95035
GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. Brant, Attorney
325 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Hermando S. Sapiens and Alexander
Sapiens, 350 Cross Avenue,
Salinas, California 93905
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

ALSO a tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 12th day of June A. D. 1970 at 11:01 o'clock A. M., and

duly recorded in Vol. 170, of Deeds Page 13793

Wm D. MILNE, County Clerk

By Bernetha R. Helich

Fee \$6.00