

Until a change is requested, all tax statements shall be sent to the following address: no change

Klamath County Title  
Escrow 3096

1604

WARRANTY DEED

Vol. 781 Page 11951

ALEXANDER SAPIENS and HERMANDO S. SAPIENS, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto RONALD GLEN BOCKELMAN and BARBARA KELLOGG BOCKELMAN, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tene-ments, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

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 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.

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 Vol. 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 90° 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 Vol. 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 Vol. 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.

WARRANTY DEED (1)

281 JUL 1 PM 3 22

SUBJECT TO: (1) Liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith.

(2) Easement, including the terms and provisions thereof, given by David J. Bliss, a single man, and Chester A. Brewer and Nellie M. Brewer, husband and wife, to The Pacific Telephone and Telegraph Company, a California corporation, dated January 14, 1953, recorded January 29, 1953, in Deed Volume 259, page 42, records of Klamath County.

(3) Easement, including the terms and provisions thereof, given by D. J. Bliss, a single man, and Chester A. Brewer and Nellie M. Brewer, husband and wife, to The Pacific Telephone and Telegraph Company, a California corporation, dated October 6, 1954, recorded November 15, 1954, in Deed Volume 270, page 458, records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors 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.

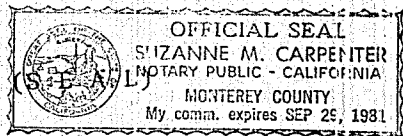
The true and actual consideration paid for this transfer is \$5,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this First day of FEBRUARY, 1979.

Alexander Sapiens  
Hermendo Sapiens

STATE OF California )  
County of Monterey ) ss.

Before me this First day of February, 1979, personally appeared the above-named ALEXANDER SAPIENS and HERMANDO S. SAPIENS, and acknowledged the foregoing instrument to be their voluntary act and deed.



12924 Jorda Drive, Salinas, CA 94783

Suzanne M. Carpenter  
Notary Public for Monterey County  
My Commission Expires Sept 29, 1981

Return  
Ronald E. Beckman  
6077 Shasta Way  
Klamath Falls, Oregon  
97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

1st day of July A.D., 1981 at 3:22 o'clock P M., and duly recorded in

Vol M81 of Deeds on Page 11951.

Fee \$ 7.00

EVELYN BIEHN

CLERK

By Bernetha Hetch deputy