

02 APR 18 AM 11:24

Vol M02 Page 22909

After Recording Return to:
THOMAS R. BOCCHI and JENISE M. BOCCHI
5817 Havencrest Drive
Klamath Falls, Or. 97603

State of Oregon, County of Klamath
 Recorded 04/18/2002 11:24 a.m.
 Vol M02. Pg 22909-22911
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

Until a change is requested all tax statements
 Shall be sent to the address noted above.

WARRANTY DEED
 (INDIVIDUAL)

DAVID A. MC CLEMENTS ALSO KNOWN AS D. A. MC CLEMENTS, herein called grantor, convey(s) to
THOMAS R. BOCCHI and JENISE M. BOCCHI, husband and wife all that real property situated in the County
 of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent
 upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$125,000.00**.
 (here comply with the requirements of ORS 93.930)

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
 SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS
 AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated April 9, 2002.


DAVID A. MC CLEMENTS

STATE OF WASHINGTON, County of King ss.

On April 10, 2002 personally appeared the above named **DAVID A. MC CLEMENTS** and acknowledged the
 foregoing instrument to be his voluntary act and deed.

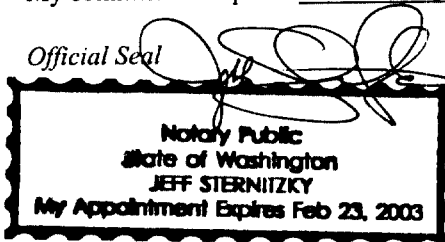
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00054807

Before me: Jeff Sternitzky
 Notary Public for Washington
 My commission expires: Feb 23, 2003

Official Seal



31A

Exhibit A

PARCEL 1:

Lots 1 through 8 inclusive, Block 41. TOGETHER WITH the Southerly 1/2 of vacated Park Street adjacent to said Lot 1 in EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon..

PARCEL 2:

Lot 9, Block 46, EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 3, 12 and 13, Block 4, FIRST ADDITION TO EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 4:

Blocks 30 and 37, EAST KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 5:**(Parcel A)**

The S 1/2 SE 1/4 of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. BUT EXCEPTING THEREFROM:

Lots 3, 5, 6, 7, 8, 9, 10, 12 and 13, Block 4, and all streets not vacated in FIRST ADDITION TO EAST KLAMATH FALLS.

(Parcel B)

The NE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. BUT EXCEPTING THEREFROM:

Lots 3, 4, 13, 14, Block 19, EAST KLAMATH FALLS; Blocks 16 and 33 and one-half vacated streets adjoining; Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 and 16, Block 34, EAST KLAMATH FALLS; Lots 1, 2 and 3, Block 35, EAST KLAMATH FALLS; Block 39; and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 41; Lot 9, Block 46, EAST KLAMATH FALLS; Lots 5, 6, 7, 8 and 9, Block 65; Lots 4, 5 and 6, Block 66, EAST KLAMATH FALLS; Lot 8, Block 29 and one-half of vacated streets adjoining in EAST KLAMATH FALLS; Blocks 30 and 37 in EAST KLAMATH FALLS. ALSO EXCEPTING all streets not vacated in EAST KLAMATH FALLS.

ALSO EXCEPTING a parcel described in Deed Volume 340 at Page 169, Records of Klamath County, Oregon, sold to the City of Klamath Falls, as follows:

A portion of the N 1/2 NE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, and more particularly described as follows, to-wit:

Beginning at a point on the South line of the NE 1/4 NE 1/4 of said Section 28, which is North 30° 26' 58" West a distance of 1529.48 feet and West a distance of 310.0 feet from the iron pipe marking the East quarter corner of said Section 28; thence from said beginning point North 57° 30' West a distance of 450.0 feet to a point; thence North 32° 30' East a distance of 484.0 feet to a point; thence South 57° 30' East a distance of 450.0 feet to a point; thence South 32° 30' West a distance of 484.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING the S 1/2 SW 1/4 NE 1/4 of said Section 28.

(Parcel C)

Those parts of the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of Old Fort Road. BUT EXCEPTING THEREFROM:

That portion platted to VISTA GARDENS.

ALSO EXCEPTING the Tract conveyed to Clarence C. Hard and Merle I. Hard, husband and wife, in Deed Volume 359 at Page 178, Records of Klamath County, Oregon.

PARCEL 6:

An undivided 1/2 interest in the following described property:

The SE 1/4 SW 1/4 of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A portion of NE 1/4 NW 1/4 and SE 1/4 NW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of a tract of land conveyed to Alfred Collier by Deed recorded in Deed Volume 176 at Page 371, said point being North 68° 46' East 310 feet from the Northeast corner of Block 42, HILLSIDE ADDITION; thence North 21° 14' West 1360.9 feet to a point; thence North 0° 00' East 80.6 feet to a point; thence South 68° 46' West 250 feet to a point which is the Northeasterly corner of Block 37, said Hillside Addition; thence North along the East boundary of Blocks 15 and 16 and being the East boundary of Hillside Addition, 801.6 feet, more or less, to the Northwest corner of the NE 1/4 NW 1/4 of said Section 28; thence East 1320 feet, more or less, to the Northeast corner of the NE 1/4 NW 1/4 of said Section 28; thence South along the East boundary of NE 1/4 NW 1/4 and SE 1/4 NW 1/4 of said Section 28 to a point North 68° 46' East of the point of beginning; thence South 68° 46' West to the point of beginning.