

WARRANTY DEED

29673

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This Indenture Witnesseth, THAT WALTER FAILOR and HAZEL FAILOR, husband and

wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ENSURED PREMIUM FINANCING CO., a partnership,

its successors and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 2 and 7, Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Modoc Point Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith, which liens grantee expressly assumes; Reservations and restrictions including terms and provisions thereof in deed from the United States of America, Bureau of Indian Affairs, recorded August 27, 1959 in Deed Volume 315 at page 309; lien, prior and superior to all other liens, for the amount of costs and charges due to the United States for and on account of construction, operation and maintenance of the irrigation system or acquisition of water rights by which said lands have been or are to be reclaimed, and the lien so created is hereby expressly reserved in accordance with the provisions of the Act of March 7, 1928 (45 Stat. 200-210), as supplemented by the Act of July 1, 1932 (47 Stat. 564-565), as disclosed by Deed from the United States of America to Joseph Jackson, Jr., recorded August 27, 1959, in Deed Volume 315 at page 309; and to easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 15,000.00

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth; and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 6th day of 19th February, 19 69.

(SEAL)

(SEAL)

WASHINGTON
STATE OF OREGON, County of Grays Harbor) ss.
Personally appeared the above named Walter Failor and Hazel Failor, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANDONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon, Washington
My commission expires Aug 18, 1969

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 20th day of FEBRUARY 19 69 at 11:19 o'clock P.M., and recorded in book M-69 on page 1361. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Charles H. Christman County Clerk-Recorder.

FEE \$ 1.50

Transamerica Title Insurance Co.