

40362

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WARRANTY DEED

This Indenture Witnesseth, THAT THELMA GENTRY CUNNINGHAM and JOHN W.

CUNNINGHAM, her husband, hereinafter known as grantor s 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
its ~~here~~ and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

An undivided 1/15th interest in and to the following:

Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Modoc Point Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Williamson River (affects Lot 35 only); Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Reservations of roads, and any public utilities built by the Government, as set forth in Land Status Report recorded in Deed Volume 303 at pages 338 and 512, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 1,600.00 ~~xxxx~~

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, successors
its ~~here~~ and assigns forever. And the said grantor s do hereby covenant to and with the said grantee, its successors ~~here~~ 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 3d day of March, 1969.

(SEAL) *Thelma Gentry Cunningham* (SEAL)(SEAL) *John W. Cunningham* (SEAL)

CALIFORNIA
STATE OF OREGON, County of San Bernardino ss. March 3, 1969.
Personally appeared the above named Thelma Gentry Cunningham and John W. Cunningham, her husband,

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

From Office of
GANSUNG, GAYONG & GORDON CALIFORNIA
First Federal Building Commission Expires Dec. 14, 1972
Klamath Falls, Oregon

ROBERT J. FARRELL
NOTARY PUBLIC
SAN BERNARDINO COUNTY

Before me:

Robert J. Farrell
Notary Public for Oregon, California

My commission expires Dec. 14, 1972

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of April, 1970, at 3:38 o'clock P.M., and recorded in book M. 70 on page 3105. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder.

By *W. D. Milne* Deputy

FEE \$1.50

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601

APR 20 3 58 PM 1970

RECEIVED
STATE OF OREGON
Klamath County

From the
Grand
First
Klamath

TRANSAMERICA
KLAMATH FALLS