

WARRANTY DEED

40364

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This Indenture Witnesseth, THAT HILDAGARDE GENTRY HICKS and R. JAMES HICKS,

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
 heirs 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.

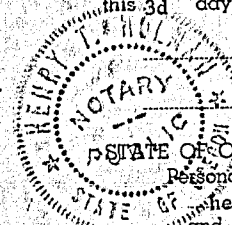
Subject to: Acreage and use limitations under provisions of the United
 States Statutes and regulations issued thereunder; Liens and assessments
 on Modoc Point Irrigation District, and regulations, contracts, easements,
 and water and irrigation rights in connection therewith; Rights of the
 public 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 ~~xxxxxx~~

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

(SEAL) *R. James Hicks* (SEAL)(SEAL) *Hildagarde Gentry Hicks* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 13, 1969

Personally appeared the above named Hildagarde Gentry Hicks and R. James Hicks,

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

Before me:

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

Henry J. Holman
 Notary Public for Oregon.
 My commission expires 11-21-71

STATE OF OREGON,

County of KLAMATH } ss.

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 3107 Record of Deeds of
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel D. Hazel* County Clerk-Recorder.

FEE \$1.50

Deputy

APR 20 3 38 PM 1970