

WARRANTY DEED

40365

VOL. 170 PAGE 3108

This Indenture Witnesseth, THAT ELLA GENTRY FRANK, a single woman, (also known as Ella Gentry Pierce)

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents do es 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:

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 ~~being~~

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~~ and assigns forever. And the said grantor does hereby covenant to and with the said grantee, its successors and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal this 3d day of March, 1969.

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Okanogan ss. March 4th, 1969.
Personally appeared the above named Ella Gentry Frank, a single woman, (also known as Ella Gentry Pierce)
and acknowledged the foregoing instrument to be her voluntary act and deed.

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

Before me:

W.D. Milne
Notary Public for ~~Oregon~~ Washington
My commission expires 11-10-70

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 20 day of April, 1970 at 3:39 o'clock P.M., and recorded in book M70 on page 3108 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia Campbell County Clerk-Recorder.
Deputy

Fee 1.50

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

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