

28-7975

1 THIS INDENTURE WITNESSETH, that LaCele Biehn Dingman, a single woman, and
 2 Carol Rae Lockrem and Curtiss R. Lockrem, her husband, hereinafter known as
 3 Grantors, for the consideration hereinafter stated have bargained and sold and
 4 by these presents do grant, bargain, sell and convey unto Nels E. Phillipson and
 5 Lillian E. Phillipson, husband and wife, Grantees, the following described
 6 premises, situated in Klamath County, Oregon, to-wit:

7 Lot 13 of RIVER'S BEND, Klamath County, Oregon.

8 Subject to: Acreage and use limitations under provisions of the
 9 United States Statutes and regulations issued thereunder; Liens and
 10 assessments of Modoc Point Irrigation District, and regulations,
 11 contracts, easements and water and irrigation rights in connection
 12 therewith; Rights of the public and of Governmental bodies in and to
 13 any portion of the herein described property lying below the high
 14 water mark of the Williamson River; Reservations, building restric-
 15 tions, rights, conditions and easements as shown on the Plat and in
 16 the dedication of River's Bend, according to the official records
 17 of Klamath County, Oregon; Lien of the United States of America for
 18 Construction Operation and Maintenance costs of the Modoc Point
 19 Irrigation Project in the original sum of \$2,541.00, as set forth
 20 in Instrument, including the terms and provisions thereof, recorded
 21 November 4, 1965, in M-65, page 3379.

22 The true and actual consideration paid for this transfer, stated in
 23 terms of dollars, is \$17,000.00.

24 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
 25 Grantees as an estate by the entirety. And the said Grantors do hereby covenant,
 26 to and with the said Grantees, and their assigns, that they are the owners in
 27 fee simple of said premises; that they are free from all incumbrances, except
 28 those above set forth, and that they will warrant and defend the same from all
 29 lawful claims whatsoever, except those above set forth.

30 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 13th
 31 day of January, 1969.

32 LaCele Biehn Dingman (SEAL)
Carol Rae Lockrem (SEAL)
Curtiss R. Lockrem (SEAL)

STATE OF OREGON)
 County of Klamath) SS

January 17, 1969

Personally appeared the above named LaCele Biehn Dingman, a single woman,
 and Carol Rae Lockrem and Curtiss R. Lockrem, her husband, and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me:

D. V. Wilke
 Notary Public for Oregon
 My Commission Expires: 1/31/71

GANDONG, GANDONG
 & GORDON
 ATTORNEYS AT LAW
 KLAMATH FALLS, ORE.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins.
 this 21 day of Jan, A. D., 1975, at 3:50 o'clock p. M., and duly recorded in
 Vol. M-75 of deeds on Page 1169
2.00

WM. D. MILNE, County Clerk

By Hazel Drake Deputy