

WARRANTY DEED

19021

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This Indenture Witnesseth, THAT LA CELE BIEHN DINGMAN, a single woman, and CAROL RAE LOCKREM and CURTISS R. LOCKREM, her husband, 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 copartnership, its successors,

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

Lot 15, Rivers Bend; Government Lot 33 in Section 20, Township 35 South, Range 7 E.W.M. Those portions of Government Lots 16, 25, 27, and 34 in Sec. 20, Twp. 35 S., R. 7 E.W.M. not included within the boundaries of Rivers Bend subdivision, Klamath County, Oregon.

Subject to: 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; 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; Set back lines and utility easements, including the terms and provisions thereof, as set out on the Plat and in the Dedication of Rivers Bend; Restrictions as to use and building, including the terms and provisions thereof, as set out in deed recorded July 8, 1966 in M-66 at page 6918; Easements and rights of way of record and those apparent on the land; Construction and maintenance costs of Modoc Point Irrigation District in favor of the United States of America, including the terms and provisions thereof, more fully set forth in lien recorded Nov. 4, 1965 in M-65 at page 3379, which unpaid balance is being assumed by grantee.

RESERVING unto grantors, their heirs, successors and assigns, and the owners of the Lots in the Plat of Rivers Bend, an Easement 60 ft. in width over Government Lots 33 and 34 for ingress and egress to and from the Plat of Rivers Bend.

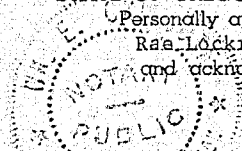
The true and actual consideration for this transfer is \$42,500.00 being

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, its successors heirs and assigns forever. And the said grantors 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 seals this 25th day of March, 1968.

Carol Rae Lockrem (SEAL) La Cele Biehn Dingman (SEAL)  
Curtiss R. Lockrem (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. March 25, 1968.  
Personally appeared the above named La Cele 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.



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

Before me:

Wm. E. Charlton  
Notary Public for Oregon.  
My commission expires March 15, 1971

STATE OF OREGON, } ss.

County of Klamath }  
I certify that the within instrument was received for record on the 15 day of September, 1976 at 11:41 o'clock A.M., and recorded in book M76 on page 14466. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk

By *Shirley De Vore* County Clerk-Recorder.  
Deputy

fee \$3.00

net. Concrete Products  
P.O. Box 1868  
City