

This Indenture Witnesseth, THAT VERA FRAIN CLEMMENS, a single woman,

hereinafter known as grantor, for the consideration hereinafter recited has bargained and sold and by these presents does grant, bargain, sell and convey unto GENE R. GUPTIL and FRANCES G. GUPTIL, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the intersection of the Easterly line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 28, Township 39 S., R. 8 E., W.M., and the Northerly line of the Klamath Falls-Ashland Highway, and running thence; Southwesterly along the Northerly line of the said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Vol. 100, page 121, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence Northerly along the West line of said tract a distance of 984.5 feet, more or less, to the Northwest corner thereof; thence Westerly at right angles 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of said tract described in Deed Vol. 100, page 121, to the Northerly boundary of the said Klamath Falls-Ashland Highway; thence Northeasterly and along said Northerly boundary of said Klamath Falls-Ashland Highway to the point of beginning, containing 4.98 acres, more or less.

Subject to: All contracts and agreements with the United States of America and the Emmitt District Improvement Company relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith; Any unpaid charges or assessments of the Emmitt District Improvement Company, if any there may be; Right of Way, including the terms and provisions thereof, recorded March 20, 1926, in Vol. 69 of Deeds, page 385, Records of Klamath County, Oregon; Right of Way, including the terms and provisions thereof, recorded Dec. 15, 1937, in Vol. 113 of Deeds, page 365, Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 10,000.00 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 grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their 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 23d day of April, 19 68.

(SEAL) Vera Frain Clemmens (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. April 29, 19 68.
Personally appeared the above named Vera Frain Clemmens, a single woman,

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

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

Before me:
Carolyn D. Voss
Notary Public for Oregon.
My commission expires Nov. 23, 1968

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of September 19 76, at 10:19 o'clock A.M., and recorded in book M76 on page 14579 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk

Deputy
County Clerk-Recorder

fee \$3.00

76 SEP 17 AM 10 19

Return
Mt. Little
Attn. Judy