

①

33527

VOL. 1162 PAGE 5885

KNOW ALL MEN BY THESE PRESENTS, That E. THARALSON and AGNES H. THARALSON, husband and wife, hereinafter called Grantor for the consideration hereinafter recited does hereby grant, bargain, sell and convey unto FIDELITY MORTGAGE COMPANY, INC., a California Corporation, hereinafter called Grantee, and Grantees' heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

69-01P
Beginning at a point on the East line of Section 10, Township 36 South, Range 10 East, W.M. at a point 1200 feet North of the Southeast corner of said Section 10; thence North 89° 23' 35" West 1650.00 feet; thence North 00° 36' 25" West 1440 feet more or less to the East West line through the center of said Section 10; thence East along said centerline, 1650 feet more or less, to the East boundary line of said Section 10; thence South 00° 36' 25" East along said boundary line to the point of beginning. EXCEPTING the following described parcel: Commencing at a point where the West boundary line of the County Road intersects the North boundary line of the Southeast 1/4 of said Section 10, which point is approximately 30 feet West of the Northeast corner of said Southeast 1/4 of Section 10; thence West 10 rods; thence South 30 rods; thence Southeasterly a distance of 10.82 rods to the Western boundary line of said County Road; thence North along the West boundary line of said County Road a distance of 34 rods to the place of beginning.

Subject to: Rights of the public in and to any portion lying below the mean high water line of the Sprague River; Rights of the public in and to any portion lying within the limits of public roads and highways; Right of Way, including the terms and provisions thereof, recorded February 23, 1940, in Deed Volume 127 at page 271; Reservations and Restrictions as to Easements for Main Railway Spur, roadways and buildings on premises, including the terms and provisions thereof, recorded July 30, 1943, in Deed Volume 157 at page 197; Right of Way and Easement recorded August 23, 1951, in Deed Volume 249 at page 283; Right of Way Deed recorded February 24, 1953 in Deed Volume 259 at page 318; Easement, including the terms and provisions thereof, recorded August 16, 1954, in Deed Volume 268 at page 494; Easement, including the terms and provisions thereof, recorded April 28, 1955 in Deed Volume 274 at page 67; Mortgage including the terms and provisions thereof recorded January 15, 1968 in M-68 at page 338; Mortgage including the terms and provisions thereof recorded June 17, 1968 in M-68 at page 5361.

The true and actual consideration for this transfer is \$72,000.00.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantees and Grantees' heirs and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees'

5886

heirs and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above setforth, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

WITNESS Grantor's hand this 2nd day of June, 1969.

By: E. Tharalson
E. Tharalson

By: Agnes H. Tharalson
Agnes H. Tharalson

STATE OF CALIFORNIA)
County of Los Angeles) ss.

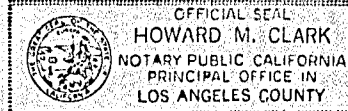
On June 2, 1969, before me, the undersigned, a Notary Public in and for said State, personally appeared E. THARALSON and AGNES H. THARALSON, husband & wife, known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Howard M. Clark
HOWARD M. CLARK - Notary Public - Cal.
COM. EXP. JAN. 9, 1971 - LOS ANGELES CO.

Name (typed or printed)

Notary Public in and for said State.



County of Klamath
Filed for record at request of
Transamerica Title Co.,
on this 7 day of July A.D. 1969
at 11:25 o'clock 12 M., and duly
recorded at vol. M 69 of Deeds
Page: 5885
J. M. MILNE, County Clerk
By Agnes H. Tharalson Deputy
Fee: \$3.00

Ret. Wardlaw Inc.
1123 So. San Gabriel Blvd.
San Gabriel, Calif 91776