

1967

KNOW ALL MEN BY THESE PRESENTS, that FIDELITY MORTGAGE COMPANY, INC.,

a corporation duly organized and existing under the laws of the State of California, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NORDLAND, INC., A California Corporation, hereinafter called grantee

and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit: A parcel of land situated in Government lots 16 & 17,

Section 9, T36S, R11E., W. M., Klamath County, Oregon, more particularly described as follows: **PARCEL 1:** Beginning at the southeast corner of lot 1, block 7 of the "Second Addition to Nimrod River Park, a duly recorded subdivision; thence S 02°31'51"E 727.82 feet to the true point of beginning; thence South 815.16 feet to the North bank of the Sprague River; thence S 71°28'33" E along said bank 110.41 feet; thence N53°17'35"E 192.53 feet; thence leaving said bank North 865.54 feet; thence S 63°17'02" W 290.00 feet to the true point of beginning. **PARCEL 2:** Beginning at the Southeast corner of lot 3, block 7 of said "Second Addition"; thence S43°55'15"E 714.12 feet to the true point of beginning; thence South 791.61 feet to the North bank of the Sprague River; thence N 65°28'39" W, along said bank, 54.68 feet; thence S 53°17'35" W 297.67 feet; thence leaving said bank, North 801.70 feet; thence N 63°17'02" E 322.87 feet to the true point of beginning.

This land may be subject to inundation. Construction of any form of structure shall be subject to the provisions of all applicable ordinances.

Subject to easement for roadway and utility purposes as setforth in document recorded in Volume M-69 at Page 10490.

Subject to the rights of Governmental bodies to any portion of the above described property lying below the normal high water line. Subject to covenants, conditions, easements, rights of way, if any, of record and those apparent on the ground.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors with its corporate seal affixed, this 2nd day of July, 1973.

FIDELITY MORTGAGE COMPANY, INC.

By *E. Tharalson* President

By *Eric Tharalson* Secretary

California
STATE OF ~~OREGON~~, County of Los Angeles, ss: Eric Tharalson
Personally appeared E. Tharalson and Eric Tharalson
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Fidelity Mortgage Company, Inc.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *Dorothy A. Debus*

Notary Public for Oregon, California

My commission expires: April 5, 1974



Bargain and Sale Deed Corporation

Fidelity Mortgage Co., Inc.

A California Corporation

TO

Nordland, Inc.

A California Corporation

No.

WHEN RECORDED RETURN TO

Nordland, Inc.
1123 So. San Gabriel Blvd.
San Gabriel, California
91776

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 2.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 23rd day of July, 1973, at 2:53 o'clock A.M., and recorded in book 113 on page 9391. Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. FIELE

COUNTY CLERK

Title

By *Hazel Debus* Deputy

FORM No. 1967/50

5

FIDELITY MORTGAGE COMPANY, INC. who, b