

1967

KNOW ALL MEN BY THESE PRESENTS, that FIDELITY MORTGAGE COMPANY, INC., a California Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Edward Talbert & Orane Talbert, husband & wife AND Dorothy Debus, an unmarried woman, each as to an undivided one-half interest, 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, Oregon, described as follows, to-wit: A parcel of land situated in Government Lots 9, 16 & 17, Section 9, T36S, R11E., W.M., more particularly described as follows: PARCEL 1: Beginning at the Southwest corner of lot 1, Block 7, "Second Addition to Nimrod River Park", a duly recorded subdivision; thence South 850.00 feet to the true point of beginning; thence continuing South 545.56 feet to the North bank of the Sprague River; thence S 71°28'33"E, along said bank 339.14 feet; thence leaving said bank North 815.16 feet; thence S 63°17'02"W 360.00 feet to the true point of beginning. PARCEL 2: Beginning at the southeast corner of lot 1, block 7 of said Second Addition; thence S 02°31'51" E 727.82 feet; thence N 63° 17' 02" E 290.00 feet; thence South 865.54 feet to the North bank of the Sprague River; thence N 53°17'35" E along said bank 328.69 feet; thence leaving said bank North 801.70 feet; thence N 63°17'02" E 322.87 feet; thence N 43°55'15" W 714.12 feet to the southeast corner of lot 3, block 7 of said Second Addition; thence southwesterly along the southerly boundary of said Second Addition 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 an easement for road way and utility purposes as shown 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 of the Sprague River. Subject to covenants, conditions, restrictions, easements, rights, rights of way, if any, of record and 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 3rd day of July, 1973.

FIDELITY MORTGAGE COMPANY, INC.

By E. Tharalson President

By Eric Tharalson Secretary

California) ss: July 3, 1973
STATE OF OREGON, County of Los Angeles)

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 acknowl-

edged said instrument to be its voluntary act and deed.

Before me: Dorothy A. Debus

Notary Public for California

My commission expires: April 5, 1974

NOTE: The sentence between the symbols () is not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

1123 S. San Gabriel Blvd., San Gabriel, Calif. 91776

Bargain and Sale Deed
Corporation

Fidelity Mortgage Co., Inc.

A California Corporation

TO

Edward & Orane Talbert

Dorothy Debus

No.

WHEN RECORDED RETURN TO

Miss Dorothy Debus
1035 North Glendale Ave. #3
Glendale, California 91206

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

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
23rd day of JULY, 1973,
at 9:53 o'clock A.M., and recorded
in book 173 on page 9392

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

W. D. HUNT

County Clerk

Title

By Hazel Dragin Deputy