FORM No. 633 WARRANTY DEED (Individual or Corporate).

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1-1-74

10248

WARRANTY DEED

'76 FEB 17 AM 10:30

KNOW ALL MEN BY THESE PRESENTS, That FIDELITY FUNDING & REALIZATION COMPANY, INC., an Oregon Corporation, *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* CRAIN-FISHER CONSTRUCTION COMPANY, INC., an Oregon Corporation, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:*

Lot 2, Block 1, Rolling Hills Subdivision, Tract Number 1099 according to the official plat thereof on file in the records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record or apparent on the face of the land,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 5,900.00 .....

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole~~ ~~part~~ ~~(indicate which)~~ *(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)*

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th *day of* January, *19* 76; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

(If executed by a corporation, affix corporate seal)

FIDELITY FUNDING & REALIZATION COMPANY, INC.

By: E. J. Shipsey
President

STATE OF OREGON, County of Klamath } ss.

January 15, *19* 76

Personally appeared the above named E. J. SHIPSEY, President of Fidelity Funding & Realization Co., Inc. *and acknowledged the foregoing instrument to be his voluntary act and deed.*

Before me: Mildred Lewis

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of ..... } ss.

....., *19*.....

Personally appeared ..... *and* .....

.....*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* .....

....., *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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Fidelity Funding & Realization Co., Inc.
Box 52
Keno, Oregon 97627
GRANTOR'S NAME AND ADDRESS

Crain-Fisher Construction Company, Inc
403 Main St.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Crain-Fisher Construction Company, Inc.
403 Main St.
Klmaath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

.....
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH } ss.

I certify that the within instrument was received for record on the 17th *day of* FEBRUARY, *19* 76, *at* 10:30 *o'clock* AM., *and recorded in book* M 76 *on page* 2107 *or as file/reel number* 10248, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Hazel Bragg *Deputy*

FEE $ 3.00

3rd