

12854  
A-26318

BARGAIN AND SALE DEED

Vol. 76 Page 5915

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 Eugene V. Woods and Gertrude I. Woods, husband & wife, as tenants by the entirety hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of the SE 1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, lying Northerly of the North Bank of the Sprague River.

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 SE 1/4 of said Section 10, which point is approximately 30 feet west of the Northeast corner of said SE 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 covenants, conditions, restrictions, easements, rights, rights of way, if any, of record and apparent on the ground.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,990.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @; 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 12th day of April, 1976; 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.

Fidelity Mortgage Company, Inc.

By: Erling Tharalson  
Erling Tharalson, President

By: Eric Tharalson  
Eric Tharalson, Secretary

STATE OF OREGON, County of Los Angeles ) ss.  
April 12, 1976

Personally appeared Erling 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. Tissot  
Notary Public for Oregon/California  
My commission expires: 4/21/1978

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of )  
19

Personally appeared the above named

and acknowledged the foregoing instrument to be

OFFICIAL SEAL  
DOROTHY A. TISSOT  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
Notary Commission Expires April 21, 1978  
11233 So. San Gabriel Blvd., San Gabriel, CA 91776

Fidelity Mortgage Company, Inc.  
1123 So. San Gabriel Blvd.  
San Gabriel, California 91776

GRANTOR'S NAME AND ADDRESS

Eugene V. & Gertrude I. Woods  
5520 Camino Real  
Riverside, California 92509

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene V. & Gertrude I. Woods  
5520 Camino Real  
Riverside, California 92509

NAME, ADDRESS, ZIP

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

Eugene V. & Gertrude I. Woods  
5520 Camino Real  
Riverside, California 92509

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 22nd day of APRIL, 1976, at 3:05 o'clock P.M., and recorded in book M 76 on page 5919 or as file/reel number 12854.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By: Hazel W. Bagwell Deputy

FEE \$ 3.00

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