

1-1-74

A-26998 15887

BARGAIN AND SALE DEED Vol. 76 Page 10102

KNOW ALL MEN BY THESE PRESENTS, That Fidelity Mortgage Company, Inc., hereinafter called grantor, a California Corporation, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAN L. BAKER, a single man, as his sole and separate property 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:

Lot 16 in Block 3 of First Addition to Nimrod River Park.

Subject to an easement running from a water well located in the Northeast corner of Lot 16 to the westerly line of Lot 17 over and in a strip of land wherein the waterline to Lot 17 is presently located. The owners of each lot are to have an undivided one-half interest in said water well.

Subject to a perpetual non-exclusive easement for the benefit of owners and successive owners of Lots 16 and 17 for driveway purposes over the Westerly 10 feet of Lot 17 and the Easterly 10 feet of Lot 16 for ingress and egress to both lots.

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record.

(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 \$10,000.00

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 7th day of June, 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: J. Tharalson President

By: E. Tharalson Secretary

California

STATE OF OREGON, County of Los Angeles) ss.

June 7, 1976

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:

Notary Public for Oregon California
My commission expires: April 21, 1978

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

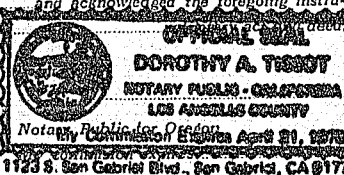
STATE OF OREGON,

County of) ss.

Personally appeared the above named

and acknowledged the foregoing instrument to be

(OFFICIAL SEAL)



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

Dan L. Baker
7641 Anchor Drive
Goleta, California 93017

After recording return to:

Dan L. Baker
7641 Anchor Drive
Goleta, California 93017

NAME, ADDRESS, ZIP

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

Dan L. Baker
7641 Anchor Drive
Goleta, California 93017

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of July, 1976, at 1:37 o'clock PM, and recorded in book M76 on page 10102 or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Hazel Dray Deputy
Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE

the true copy of this deed is hereby certified to be correct in accordance with the original filed for record in the office of the County Clerk of Klamath County, Oregon, on the 2nd day of July, 1976, at 1:37 o'clock PM, and recorded in book M76 on page 10102 or as file/reel number.