

MTC 1396

1-1-74

19541

WARRANTY DEED

MTC 15216

KNOW ALL MEN BY THESE PRESENTS, That FIDELITY FUNDING & REALIZATION CO., INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Philip O. Leidholdt and Inez P. Leidholdt H/W, 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 13, Block 1, Rolling Mills, Subdivision, Tract 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 \$6,400.00
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 24th day of September, 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
September 24, 1976

Personally appeared E. J. Shipsey and
who, being duly sworn,
did say that he is president of Fidelity
Funding & Realization Co., 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:
Selma M. Ellingboe
Notary Public for Oregon
My commission expires: 4/18/80

Fidelity Funding & Realization Co., Inc.
Box 52
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Philip O. Leidholdt & Inez P. Leidholdt
Rt. 1, Box 605 - A
Klamath Falls, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:
Philip O. Leidholdt & Inez P. Leidholdt
Rt. 1, Box 605 - A
Klamath Falls, Oregon 97627

NAME, ADDRESS, ZIP

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

Philip O. Leidholdt & Inez P. Leidholdt
Rt. 1, Box 605 - A
Klamath Falls, Oregon 97627

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 28th day of Sept., 1976, at 12:34 o'clock P.M., and recorded in book M. 76 on page 15216 or as file/reel number 19541.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm D Milne
Recording Officer
Deputy

3.00

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