

BARGAIN AND SALE DEED

Vol. 77 Page 1900

KNOW ALL MEN BY THESE PRESENTS, That FIDELITY MORTGAGE COMPANY, INC.,

hereinafter called grantor, 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:

PARCEL I:

Block 78, Lot 41, 8th Addition to Nimrod River Park.

PARCEL II:

That parcel of land lying between Lot 41 and the North Bank of the Sprague River, described as follows: Beginning at the Southeast corner of said Lot 41; thence S 00° 38' 00" W to a point on the North Bank of the main channel of the Sprague River; thence westerly along the North Bank to a point, which point is the intersection of the North Bank and the Southerly prolongation of the West line of Lot 41; thence N 00° 38' 00" E, along said prolongation to the Southwest corner of Lot 41; thence S 74° 00' 26" E to the point of beginning.

SUBJECT TO an easement for roadway purposes over the Northerly 60 feet of Parcel II.

SUBJECT TO all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, Official Records of Klamath County, State of 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,490.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. 93.020.)

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 20th day of January, 1977; 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: *E. Tharalson* President

By: *Eric Tharalson* Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

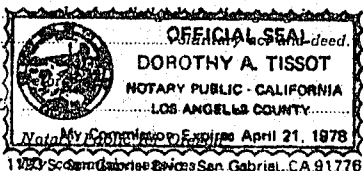
California  
STATE OF OREGON, County of Los Angeles ) ss.  
January 20, 1977

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.

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 California  
My commission expires: 4-21-1978

ment to be.  
(OFFICIAL SEAL)



Fidelity Mortgage Company, Inc.  
1123 So. San Gabriel Blvd.  
San Gabriel, California 91776  
GRANTOR'S NAME AND ADDRESS

Mr. Paul Litchko  
2662 No. Anchor Avenue  
Port Hueneme, California 93041  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Paul Litchko  
2662 No. Anchor Avenue  
Port Hueneme, California 93041  
NAME, ADDRESS, ZIP

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

Mr. Paul Litchko  
2662 No. Anchor Avenue  
Port Hueneme, California 93041  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 2nd day of FEBRUARY, 1977, at 3:25 o'clock P. M., and recorded in book M 77 on page 1900 or as file/reel number 24954.

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

WM. D. MILNE

By: *Hazel D. Dwyer* Recording Officer  
Deputy

FEE \$ 3.00