

MTC 1376

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1-1-74

WARRANTY DEED

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 Lee S. Ross and Kathy M. Ross 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 9, Block 2, Rolling Hills 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 \$ 5,400.00

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 4 day of February, 19 77; 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 Funding & Realization Co., Inc.

President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

Personally appeared the above named

and acknowledged the foregoing instru-

ment to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ss.

February 4, 19 77

Personally appeared E. J. Shipsey

ss.

who, being duly sworn,

each for himself and not one for the other, 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:

Debra M. Ellinger

Notary Public for Oregon

My commission expires: 4/18/80

(OFFICIAL SEAL)

Fidelity Funding & Realization Co., Inc.

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Lee S. Ross and Kathy M. Ross

323 Front St.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lee S. Ross and Kathy M. Ross

323 Front St.

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Lee S. Ross and Kathy M. Ross

323 Front St.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

4th day of FEBRUARY, 19 77,

at 3:30 o'clock P.M., and recorded

in book M 77 on page 2192 or as

file/reel number 25102

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00

By Hazel Drayce Deputy