

MTC 1396

Vol. 77 Page 6944

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 Howard J. Breazeale and Linda D. Breazeale, 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 4, 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 land

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 \$ 7,500.00.

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 12 day of April, 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.

(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 _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/18/80

Fidelity Funding & Realization Co., Inc.

STATE OF OREGON, County of Klamath ss.April 12, 1977Personally appeared E. J. Shipsey

who, being duly sworn,

he is _____

_____ president of _____

Funding & Realization Co., Inc.

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:

Delda M. Ellingboe

Notary Public for Oregon

My commission expires: 4/18/80

Fidelity Funding & Realization Co. Inc.

P.O. Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Howard J. Breazeale & Linda D. Breazeale

1938 Huron St.

Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard J. Breazeale & Linda D. Breazeale

1938 Huron St.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Howard J. & Linda D. Breazeale

1938 Huron St.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATHI certify that the within instrument was received for record on the 22nd day of APRIL, 1977,at 3:22 o'clock P.M., and recorded in book M 77 on page 6944 or as file/reel number 28538

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00