

1-174

35900

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That Fidelity Mortgage Company, Inc.,
A California Corporation, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LaVern A.
Montague, an unmarried woman, as her 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:

Block 78, Lot 37, 8th Addition to Nimrod River Park, together with that land lying
between the Southerly line of said lot and North Bank of the Sprague River more
particularly described as follows:

Beginning at the Southwest corner of Lot 36; thence S 00° 38' 00" W to a point on
the North Bank of said River; thence Westerly along said Bank to a point which is
the intersection of the Southerly prolongation of the Westerly sideline of said lot
37; thence N 00° 38' 00" E along said line to the Southwest corner of said Lot 37;
thence N 76° 34' 04" E 205.49 feet to the point of beginning.

Subject to an easement for roadway and utility purposes over the Northerly 60 feet
and the Easterly 30 feet of aforesaid parcel.

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 \$3,990.00.

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 26th day of August, 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.

(x) E. Tharalson
E. Tharalson
(x) Eric Tharalson
Eric Tharalson

California
STATE OF OREGON, County of Los Angeles) ss.
August 26, 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., 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 be-
half 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 California
My commission expires: April 21, 1978

(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

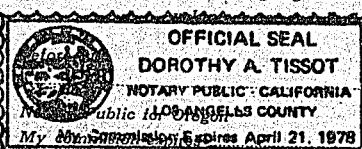
STATE OF OREGON

County of

ss.

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Personally appeared the above named

and acknowledged the foregoing instru-
ment to be(OFFICIAL
SEAL)

1123 S. San Gabriel Blvd., San Gabriel, CA 91776

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

GRANTOR'S NAME AND ADDRESS

LaVern A. Montague
10376 Bret Avenue
Cupertino, California 95014

GRANTEE'S NAME AND ADDRESS

After recording return to:
LaVern A. Montague
10376 Bret Avenue
Cupertino, California 95014

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
LaVern A. Montague
10376 Bret Avenue
Cupertino, California 95014

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
19th day of SEPTEMBER, 1977,
at 10:54 o'clock AM., and recorded
in book M77 on page 17444 or as
file/reel number 35900.

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

WM. D. MILNE

By Bernethart H. Litch Recording Officer
Deputy

FEE \$ 3.00

27 SEP 19 4 10 54

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