

1-1-74

57100

WARRANTY DEED

Vol. 77 Page 23688

KNOW ALL MEN BY THESE PRESENTS, That E. J. SHIPSEY KLAMATH DEVELOPMENT COMPANY and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fidelity Funding & Realization Co., Inc., 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:

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6 T40S R8E W. M., more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears S89°47'18"W 137.90 feet; thence from said point of beginning N89°14'18"E along the North line of said Section 6 67.90 feet to a 5/8" iron pin; thence S00°07'06"E 193.25 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence S88°57'00"W along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence N00°07'06"W 194.24 feet to the point of beginning, containing 0.30 acres, more or less.

SUBJECT TO: Easements and right of ways of record and those apparent upon the land.

(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

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 \$ 10.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 18th day of October, 1978; 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.

KAMATH DEVELOPMENT COMPANY

By: President E. J. Shipsey

STATE OF OREGON, County of Klamath) ss.
October 18, 1978

Personally appeared E. J. Shipsey, who, being duly sworn,

~~for~~ for himself and not one for the other, did say that ~~he is~~ he is president of Klamath Development Company, 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. Ellington
Notary Public for Oregon
My commission expires: 4/18/80

(OFFICIAL SEAL)

Personally appeared the above named E. J. Shipsey

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

Before me:

Debra M. Ellington
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/18/80

Klamath Development Company

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Fidelity Funding & Realization Co., Inc.

Box 52

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Fidelity Funding & Realization Co., Inc.

Box 52

Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

Fidelity Funding & Realization Co., Inc.

Box 52

Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of October, 78, at 9:22 o'clock AM, and recorded in book M78 on page 23688 or as file/reel number 57100

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Remachad Kelch Recording Officer
Deputy

Fee \$3.00