

24362

BARGAIN AND SALE DEED

Vol. 483 Page 3915

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 BRUCE W. RUTHERFORD, a single man 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:

Lots 1, 2 and 3, Block 53 of the 4th Addition to Nimrod River Park.

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record and those apparent on the ground, official records of said county and state.

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 \$ 5070.00. However, the actual consideration consists of or includes other property of value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, 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 25th day of April, 1983; 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.

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STATE OF OREGON, County of ss.

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Notary Public for Oregon My commission expires

Fidelity Mortgage Company, Inc. 3356 Wilshire Drive Redding, California 96002 GRANTOR'S NAME AND ADDRESS

Bruce W. Rutherford 23581 Morsala Laguna Hills, California 92653 GRANTEE'S NAME AND ADDRESS

After recording return to: Bruce W. Rutherford 23581 Morsala Laguna Hills, California 92653 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

FIDELITY MORTGAGE COMPANY, INC.

By Earl H. Tharalson, Pres.

By Joyce Tharalson, Secretary California, County of Los Angeles ss.

Personally appeared Earl H. Tharalson and 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 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: Notary Public for California My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page of as document fee file instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

State of California } ss.  
 County of Los Angeles

On this the 27<sup>th</sup> day of May 1983, before me,

the undersigned Notary Public, personally appeared

**\*\* EARL H. THARALSON \*\***

☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence  
 to be the person(s) who executed the within instrument as  
President or on behalf of the corporation therein  
 named, and acknowledged to me that the corporation executed it.  
 WITNESS my hand and official seal.

Brian Boland  
 Notary's Signature

OFFICIAL SEAL  
 BENJAMIN BOLAND  
 NOTARY PUBLIC-CALIFORNIA  
 PRINCIPAL OFFICE IN  
 LOS ANGELES COUNTY  
 My Commission Expires Apr. 23, 1986

CORPORATE ACKNOWLEDGMENT FORM 7120 052

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • Woodland Hills, CA 91364

3002 (6/82) — (Corporation) First American Title Insurance Company

STATE OF CALIFORNIA  
 COUNTY OF Shasta } ss.

On May 20, 1983, before me, the undersigned, a Notary Public in and for  
 said State, personally appeared **\*\*\*Joyce Tharalson\*\*\*** and  
☐ personally known to me (or proved to me on the  
 basis of satisfactory evidence) to be the persons who executed the within instrument as  
~~XXXXXX~~ Secretary, on behalf of Fidelity  
Mortgage Company, Inc.  
 the corporation therein named, and acknowledged to me that  
 such corporation executed the within instrument pursuant to its  
 by-laws or a resolution of its board of directors.  
 WITNESS my hand and official seal.

Signature Raphael A. Knapp  
 Raphael A. Knapp

OFFICIAL SEAL  
 RAPHAEL A. KNAPP  
 NOTARY PUBLIC-CALIFORNIA  
 Principal Office in SHASTA County  
 My Commission Expires APR. 7, 1987

(This area for official notarial seal)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 8th day of June A.D. 19 83 at 2:44 o'clock P M., and  
 duly recorded in Vol. M83, of Deeds on a c 8915.

By Evelyn Biehn, County Clerk  
Evelyn Biehn, County Clerk

Fee \$1.00