

30180

BARGAIN AND SALE DEED

Vol. 12581 Page 18361

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 Henry C. and Flora Warnars, H & W, AND Walter L. and Christine H. Kooman, H & W, each as to an undivided one-half interest, 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:

Lot 9, Block 78, 8th Addition to Nimrod River Park.

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

To replace Bargain and Sale Deed dated June 8, 1970, mailed to grantees in February 1977 and subsequently lost.

(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 \$ 3,790.00

~~However, the actual consideration consists of or includes other property or value given or promised which consideration indicates which.~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

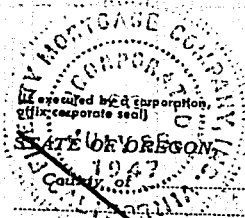
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of August, 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.

FIDELITY MORTGAGE COMPANY, INC.

By: Earl H. Tharalson, President

By: Joyce Tharalson, Secretary



California
STATE OF Oregon, County of Shasta
August 18, 19 83

Personally appeared Joyce 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 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:
Jeanne M. [Signature]
Notary Public for California
My commission expires:



(OFFICIAL SEAL)
NOTARY PUBLIC-CALIFORNIA
Principal Office in SHASTA County
My Commission Expires June 18, 1986

Fidelity Mortgage Company, Inc.
3356 Wilshire Drive
Redding, California 96002
GRANTOR'S NAME AND ADDRESS
Henry C. and Flora Warnars AND
Walter L. and Christine H. Kooman
451 Perryman
San Jose, California 95125
GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantees

NAME, ADDRESS, ZIP

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

Warnars / Kooman
451 Perryman
San Jose, California 95125
NAME, ADDRESS, ZIP

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/ree/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

18962

18962

TO 449 C
(Corporation)

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On August 24th, 1983

before me, the undersigned, a Notary Public in and for said

State, personally appeared Earl H. Tharalson

known to me to be the President, and

known to me to be Secretary of the corporation that executed the within Instrument,
known to me to be the persons who executed the within
Instrument on behalf of 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.

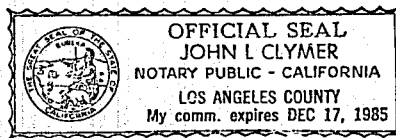
WITNESS my hand and official seal.

Signature

John L. Clymer

John L. Clymer

Name (Typed or Printed)



324 Coyle Avenue, Arcadia, CA 91006

(This area for official notarial seal)

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 3rd day of Nov. A.D. 1983

at 2:37 o'clock P. M. and duly

recorded in Vol. M83 of Deeds

Page 18961

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

