

BARGAIN AND SALE DEED

Vol. 1780 Page 7115

KNOW ALL MEN BY THESE PRESENTS, That Jack N. Reeves and Willa Jean Reeves, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John F. Backman and Laura F. Backman, husband and wife 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:

To undivided one-half interest in the following:

PARCEL 1: A tract of land situated in Government lots 17 and 24, Section 12, Township 36 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

All that portion of Government Lot 24 lying Northerly of the Sprague River; and all the portion of Government lot 17 described as follows:

Beginning at the most Southwesterly corner of Lot 30, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK; thence South in a direct line to a point on the Northerly bank of an island created by a Northerly arm (Slough) of the Sprague River and as same exists during the low water level period; thence Westerly, Northerly and Southerly in a meandering line along the shore of said island to its intersection with the Southerly line of said Government lot 17; thence Easterly along said Southerly

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 \$ 5,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11 day of April, 1980; 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.

JACK N. REEVES
WILLA JEAN REEVES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Washington
County of WASHINGTON } ss.
April 11, 1980

Personally appeared the above named Jack N. and Willa Jean Reeves

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

OFFICIAL SEAL

Notary Public for Oregon WASHINGTON
My commission expires 11-1-82

STATE OF WASHINGTON, County of WASHINGTON } ss.
4-11-1980

Personally appeared JACK N. REEVES and WILLA JEAN REEVES 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

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:

OFFICIAL SEAL

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

John Backman
PO BOX 162
Sprague River Ore
97639

line to the East section line; thence Northerly along said section line to the most Southeasterly corner of said aforementioned Lot 30, Block 28; thence North 68°56'13" West 431.38 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to John W. Foster et ux by instrument Volume M73, page 6301, Microfilm Records of Klamath County, Oregon.

PARCEL 2: Lot 1, Block 6, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: Lot 2, Block 6, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4: Lot 30, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to an easement for roadway and utility purposes recorded February 25, 1970 in Volume M70, page 1509, Microfilm Records of Klamath County, Oregon.

PARCEL 5: Lot 3, Block 6, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6: That portion of Government lots 20 and 21, Section 7, Township 36 South, Range 10 East of the Willamette Meridian, lying South of NIMROD RIVER PARK FIRST ADDITION, West of the County Park, and North of the Northerly line of Sprague River.

This deed is intended to convey the undivided one-half interest of Grantors in the above described property covered by contract of sale dated June 13, 1977, grantees discounting the balance due them, but in no way effecting the duties and obligations of JACK F. BACKMAN and LAURA F. BACKMAN as purchasers, to RICHARD D. SCHMITZ and SUAZNNE M. SCHMITZ, Sellers under the aforesaid contract, as to their undivided one-half interest.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record ~~XXXXXX~~ _____
 this 15th day of April A.D. 1980 at 11:27 o'clock A.M., or
 duly recorded in Vol. M80, of Deeds on Page 7005

W. D. MILNE, County Clerk
Richard Schmitz
 Fee \$7.00