

57956

WARRANTY DEED

MTL 29294-KR

Vol. M93 Page 4055

KNOW ALL MEN BY THESE PRESENTS, That MARTHA E. LIVELL, also known as Ellen Livell hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN F. BACKMAN, SR. and FRED A BACKMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 10,000.00

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 12th day of February, 19 93; 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.

Martha E. Livell
MARTHA E. LIVELL

STATE OF ~~OREGON~~ CALIFORNIA)
County of SANTA BARBARA) ss.
FEBRUARY 12, 1993

Personally appeared the above named MARTHA E. LIVELL

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

Before me:

Sally Dallas Coons
Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires: DEC. 10, 1993



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

MARTHA E. LIVELL
200 N. MC CLELLAND #14
SANTA MARIA, CA 93454

GRANTOR'S NAME AND ADDRESS
JOHN F. BACKMAN, SR. and FRED A BACKMAN
PO BOX 162
SPRAGUE RIVER, OR 97639

GRANTEE'S NAME AND ADDRESS
JOHN F. BACKMAN, SR. and FRED A BACKMAN
PO BOX 162
SPRAGUE RIVER, OR 97639

NAME ADDRESS ZIP
JOHN F. BACKMAN, SR. and FRED A BACKMAN
PO BOX 162
SPRAGUE RIVER, OR 97639

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 _____ 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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 12 of ORIGINAL ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all that portion of Lot 27, Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 12; thence South 0 degrees 54' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 12 and the Northerly river bank; thence, from said intersection North 0 degrees 54' West to the Southwest corner of said Lot 12; thence South 86 degrees 31' East along the Southerly lot line of said lot to the point of beginning.

PARCEL 2

Lots 33 and 34 in Block 30 of 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
of Feb. A.D., 19 93 at 11:33 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 4055.

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller