

21736

WARRANTY DEED

Vol. 1996 Page 21896

KNOW ALL MEN BY THESE PRESENTS, That JOHN F. BACKMAN, SR. and LAURA F. BACKMAN, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto JOHN F. BACKMAN, SR., LAURA F. BACKMAN, and JOHN F. BACKMAN, JR.

hereinafter called the grantee, and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

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 that 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 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°56'31" West 431.38 feet to the point of beginning.

(over)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the 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 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 \$ other consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

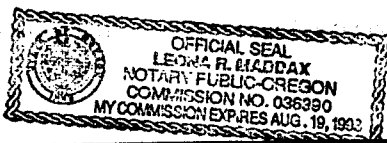
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

JOHN F. BACKMAN, SR. *John F. Backman Sr.*
LAURA F. BACKMAN *Laura F. Backman*

STATE OF OREGON, County of *Klamath* ss.
This instrument was acknowledged before me on *April 9*, 19*96*,
by JOHN F. BACKMAN, SR. and LAURA F. BACKMAN
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Leona R. Maddox
Notary Public for Oregon
My commission expires *Aug. 18, 1998*

JOHN F. BACKMAN, SR. & LAURA F. BACKMAN
P.O. Box 162
Sprague River, OR 97639
Grantor's Name and Address
JOHN F. BACKMAN, SR., LAURA F. BACKMAN
and JOHN F. BACKMAN, JR.
P.O. Box 162, Sprague River, OR 97639
Grantee's Name and Address
After recording return to (Name, Address, Zip):
JOHN F. BACKMAN, SR., LAURA F. BACKMAN,
and JOHN F. BACKMAN, JR.
P.O. Box 162, Sprague River, OR 97639
Until requested otherwise send all tax statements to (Name, Address, Zip):
JOHN F. BACKMAN, SR., LAURA F. BACKMAN,
and JOHN F. BACKMAN, JR.
P.O. Box 162, Sprague River, OR 97639

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

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(continued)

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 11 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.

SUBJECT TO:

1. Easements as contained in plat dedication, to wit: "Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded March 13, 1967, in Volume M67, page 1751 and Amendment thereto recorded July 6, 1967, in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon.
3. Reservations, restrictions and easements as contained in Deed of Tribal Property, recorded September 10, 1959 in Deed Volume 315, page 530, Deed Records of Klamath County, Oregon.
4. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded June 10, 1966 in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.
5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
6. Order Granting of Petition for establishment of road district, including the terms and provisions thereof dated December 8, 1965, recorded March 17, 1966 in Volume M66, page 2325, Microfilm Records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, as set forth in instrument recorded February 25, 1970, in Volume M70, page 1509, Microfilm Records of Klamath County, Oregon.
8. Any discrepancies arising due to inadequate legal description pertaining to U.S. Government Lot 17.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John F Backman Jr. the 22nd day
of July A.D., 19 96 at 10:58 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 21896

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]