

21737

WARRANTY DEED

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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:

Government Lots 20, 21, 28, 29 of Section 13, and Government Lots 17, 24, 25 and 32 of Section 14, Township 36 South, Range 11 East of the Willamette Meridian;

Subject to terms and provisions of the Land Status Report recorded in Deed Book 309, Page 463, Deed Records of Klamath County, Oregon, and easements and rights of way of record and those apparent on the land.

(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.

I, 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, 1996, by JOHN F. BACKMAN, SR. and LAURA F. BACKMAN

This instrument was acknowledged before me on , 19 , by

as

of



Lena P. Madday
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

Shall 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,
County of Klamath, ss.

I certify that the within instrument was received for record on the 22nd day of July, 1996, at 10:58 o'clock A.M., and recorded in book/reel/volume No. M96 on page 21898 and/or as fee/file/instrument/microfilm/reception No. 21737, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cherry Chase, Deputy

Fee \$30.00

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