

21738

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:

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.

(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 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, 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.

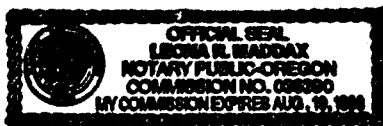
In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; if a corporate grantor, it has caused its name to be signed and seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 1996,
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, 1996

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

Fee \$30.00

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 21899 and/or as fee/tile/instrument/microfilm/reception No. 21738, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE
By Cheryl Lucas Deputy