

DEC 17 1996

BARGAIN AND SALE DEED

JOHN F. BACKMAN, SR., Grantor, conveys to JOHN F. BACKMAN, SR., and JOHN F. BACKMAN, JR., Grantees, as joint tenants with right of survivorship and not as tenants in common; that is, the fee shall vest in the survivor of the Grantees, the following dewscribed real property:

See attached Exhibit "A"

The true consideration for this conveyance is estate planning.

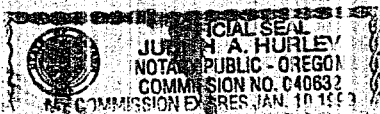
Dated this _____ day of December, 1996.

THIS INSTRUMENT DOES NOT
GUARANTEE THAT ANY PARTICULAR
USE MAY BE MADE OF THE
PROPERTY DESCRIBED IN THIS
INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE
CITY OR COUNTY PLANNING
DEPARTMENTS TO VERIFY APPROVED
USES.

John F. Backman Sr.
JOHN F. BACKMAN, SR.

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this
6th day of December, 1996, by JOHN F. BACKMAN, SR.



Judith A. Hurley
Notary Public for Oregon
My Commission Expires: 1-10-99

AFTER RECORDING, RETURN TO:
JERRY M. MOLATORE
426 Main Street
Klamath Falls, OR 97601

SEND ALL TAX STATEMENTS TO:
JOHN F. BACKMAN, SR.
P. O. Box 162
Sprague River, OR 97639

Exhibit "A"

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 side line 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.

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 305, Page 463, Deed Records of Klamath County, Oregon, and easements and rights of way of record and those apparent on the land.

PARCEL 1: A tract of land situated in Government Lots 17 and 24, Section 14, 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 Southeast corner of said aforementioned Lot 30, Block 28; thence North 68° 16' 31" West 151.18 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to John N. Foster et ux by instrument Volume M73, page 630, 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.

Filed for record at request of Jerry M. Molatore the 17th day of December A.D. 1996 at 2:20 o'clock P.M. and duly recorded in Vol. M96 of Deeds on Page 39160

FEE \$40.00

County Clerk
by Bernetha Letsch

Kathleen Ross

Exhibit "A"
(Continued)

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 12 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:

Filed for record at request of Jerry M. Molator the 17th day
of December A.D., 1996 at 2:20 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 39160

FEE \$40.00

County Clerk
by Bernetha Letsch

Rodden Ross