

2019-013679

Klamath County, Oregon



00250631201900136790020020

11/22/2019 09:41:55 AM

Fee: \$87.00

**Prepared By and After
Recording Return To:**

Law Office of John W. Gordon
P.O. Box 798
Lemoore, CA 93245

Mail Property Tax Statement To:

Aaron Rider
2285 Tyler Street
Eugene, OR 97405

Space Above This Line for Recorder's Use

GENERAL WARRANTY DEED

STATE OF OREGON

COUNTY OF KLAMATH

This Deed, made November 13, 2019

KNOW ALL MEN BY THESE PRESENTS, That the true and actual consideration paid of the sum of ZERO DOLLARS (\$0.00) in hand to **ERWIN DALE BACKLIN**, a widowed man, residing at 9197 12th Avenue, County of Kings, City of Hanford, State of California 93230 (hereinafter known as the "Grantor(s)") hereby grants, conveys, and sells to **AARON RIDER**, a single man, residing at 2285 Tyler Street, County of Lane, City of Eugene, State of Oregon 97405 (hereinafter known as the "Grantee(s)") all the rights and warrants the title, interest, and claim in or to the following known as **Lot 53, Block 4, Klamath Forest Estates, Klamath County, Oregon, Parcel #R260425** situated in Klamath County, Oregon to-wit as legally described:

Lot 53, Block 4

Klamath Forest Estates

County of Klamath, State of Oregon

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Erwin D Backlin
Grantor's Signature

Erwin Dale Backlin
Grantor's Name

9197 12th Avenue
Address

Hanford, CA 93230
City, State & Zip

Certificate of Acknowledgment of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF KINGS)

On November 13, 2019, before me, Jean Gordon White, a Notary Public, personally appeared ERWIN DALE BACKLIN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jean Gordon White (Seal)

