

SPACI

2021-009940

Klamath County, Oregon

Grantor:

John F. Backman, Jr.
PO Box 162
Sprague River, OR 97639

Grantees:

John F. Backman, Jr., et al
PO Box 162
Sprague River, OR 97639

After recording return to:

Christopher D. Mecca
245 NW B Street
Grants Pass, Oregon 97526

Send all tax statements to:

John F. Backman, Jr.
PO Box 162
Sprague River, OR 97639



06/25/2021 11:47:42 AM

Fee: \$82.00

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENT that *John F. Backman, Jr.*, hereinafter called **Grantor**, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *John F. Backman, Jr., Thomas John Backman and Sarah Jane Weston, not as tenants in common but with right of survivorship*, hereinafter called **Grantee**, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, commonly known as 26602 Modoc Street, Sprague River, OR and described as follows, to-wit:

NIMROD RIVER PARK 1ST ADDITION, Block 6, Lot1-3, Por of Gov 20

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Zero. However, the actual consideration consists of Estate Planning Objectives with no monetary exchange.

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

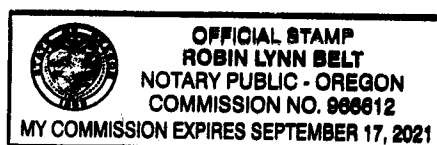
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAW 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of JUNE, 2021.

JOHN F. BACKMAN, JR.

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on JUNE 25TH, 2021, 2021 by John F. Backman, Jr..



Notary Public for Oregon