

KNOW ALL MEN BY THESE PRESENTS, That

IVAN KANDRA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT P. STEWART and PATRICIA S. STEWART, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

As set forth in Exhibit A attached hereto and made a part hereof.

Subject to Contracts and/or liens for irrigation and/or drainage; reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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

And said grantor hereby covenants to and with said 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 except as hereinabove set forth;

and that grantor will warrant and forever defend the above granted 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 \$75,000.00. The nature of the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In witnessing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 1st day of August, 1973.

Ivan Kandra

STATE OF OREGON, County of Klamath) ss. December 28, 1973. Personally appeared the above named IVAN KANDRA

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *George H. Smith*
Notary Public for Oregon
My commission expires 9/17/74.

(Official Seal)

NOTE: The signature of the grantor must be in ink. If not legible, should be retyped. See Chapter 412, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

STATE OF OREGON

County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

DO NOT USE THIS SPACE RESERVED FOR RECORDING LABEL IN OREGON THIS INSTRUMENT

After Recording Return to: *Shirley Crow*
3773 Crow St
K.F.

70 30 13 04 3 13

20236

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, LESS portion to the United States of America (or lateral), by Deed in Volume 30 page 132, records of Klamath County, Oregon.

PARCEL 2: NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 40 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

PARCEL 3: Starting at the section corner common to Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian; thence North 89°50'30" East 2610.84 feet; thence North 0°11'30" West a distance of 1069.73 feet to the point of beginning; thence North 0°11'30" West a distance of 267.44 feet; thence South 89°57'30" West a distance of 661.30 feet; thence South 89°55'30" West a distance of 661.30 feet; thence South 1°02'30" West 267.1 feet; thence South 89°55'30" East 1322.60 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on the 13th day of September A.D. 1978 at 6:15'clock PM., on

was recorded in Vol. 478 of Deeds on Page 20235

W. D. MILNE, County Clerk

Fee \$6.00

Burton Smith

Exhibit "A"