

After recording, return to: William M. Ganong  
635 Main Street  
Klamath Falls OR 97601

Send Tax Statements to: Steve and Nancy Kandra Family Trust  
Post Office Box 572  
Merrill OR 97633

### BARGAIN AND SALE DEED

STEVEN L. KANDRA and NANCY L. KANDRA, husband and wife, Grantors, convey to STEVEN L. KANDRA and NANCY L. KANDRA, TRUSTEES, and their successor Trustees under the terms of the Steve and Nancy Kandra Family Trust, uda June 27, 1995, the following described real property located in Klamath County, Oregon, to-wit:

PARCEL 1:

Commencing at the Southwest corner of Section 31, Township 40 South, Range 11 East of the Willamette Meridian, and extending thence North along the West Section line of said Section 31 to the East-West center line of said Section 31; thence East along said center line to the Southeast corner of the  $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$  of said Section 31; thence North along the East line of said  $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$  to the center line of the U S Bureau of Reclamation "D" Canal, formerly the "Adams" Canal; thence Southeasterly along the center line of said "D" Canal to the center line of a certain private drain ditch located 1320 feet, more or less, East of the West line of said Section 31; thence South along the center line of said drain ditch to the South Section line of said Section 31; thence West along said South Section line 1320 feet, more or less, to the point of beginning, and containing 85 acres, more or less.

PARCEL 2:

The Northwest quarter of Section 36, Township 40 South, Range 10 East of the Willamette Meridian, except the following:

a. That portion of the South one-half of said Northwest quarter of Section 36 lying and being southerly and westerly of the Klamath Irrigation District Drain Right of Way which crosses said  $S\frac{1}{2}NW\frac{1}{4}$ ;

b. That portion of the Northwest quarter of said Northwest quarter lying and being north of the United States G Canal right of way;

c. That portion of the Northwest quarter of said Northwest quarter described as follows:

Beginning at the intersection of the Section line between Sections 35 and 36 in said Township and Range and the right of way line of the South side of said canal; thence South along said Section line 305.5 feet; thence East 714 feet; thence North parallel to said section line to the said South right of way line of said canal; and thence Westerly along said right of way line of said canal to the point of beginning, containing approximately 7.032 acres of land;

35 or

d. That portion of the above described land included in the rights of way for irrigation ditches and drains heretofore granted and reserved unto the United States.

## SECTION 3:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 40 South, Range 10 East of the Willamette Meridian less one acre of land conveyed to the United States of America by deed recorded in Volume 25 at page 457 of the Deed Records of Klamath County, Oregon; also less that portion of the above described property conveyed to Ralph D. Lyon and Judith Lyon by deed dated April 15, 1969, and recorded in Volume M69 at page 2729 of the Deed Records of Klamath County, Oregon; also less that portion conveyed to Walter L. Wilson, et ux. by deed recorded in Volume 299 at page 414 of the Deed Records of Klamath County, Oregon.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

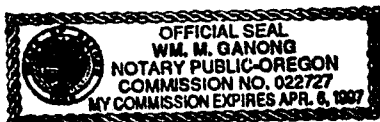
Dated this 27 day of June, 1995.

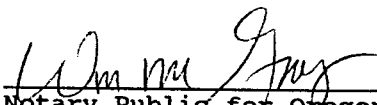
  
Steven L. Kandra

  
Nancy L. Kandra

STATE OF OREGON, County of Klamath) ss.

On the 27 day of June, 1995, personally appeared the above named Steven L. Kandra and Nancy L. Kandra and acknowledged the above instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My commission expires: 4-6-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm Ganong the 5th day of July A.D., 19 95 at 9:49 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 17368.

FEE \$35.00

Bernetha G. Letsch County Clerk

By 