

50743

After recording, return to: William M. Ganong  
514 Walnut Avenue  
Klamath Falls OR 97601

Vol. 1197 Page 42196

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

### BARGAIN AND SALE DEED

DOROTHY R. KANDRA, NANCY D. RHEEM, and STEVEN L. KANDRA, as Trustees of the Dorothy Ruth Kandra Revocable Living Trust, u/d/a December 20, 1996, 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, u/d/a 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/4SW/4NW/4~~ of said Section 31; thence North along the East line of said ~~W/4SW/4NW/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/4NW/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

97 DEC 29 P2:11

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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;

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.

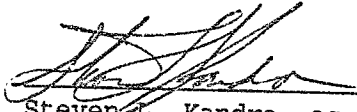
This deed is made in fulfillment of the terms of that certain Agricultural Land Sale Contract recorded in Volume M 87 at Page 19582 as corrected by the Contract Correction recorded in Volume M 88 at Page 20129 of the Deed Records of the Clerk of Klamath County, Oregon, and no additional consideration 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.

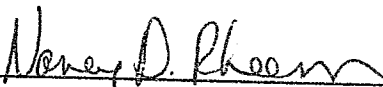
Dated this 1<sup>st</sup> day of December, 1997.



Dorothy R. Kandra, as Trustee  
of the Dorothy Ruth Kandra  
Revocable Living Trust  
u/d/a December 20, 1996



Steven L. Kandra, as Trustee  
of the Dorothy Ruth Kandra  
Revocable Living Trust  
u/d/a December 20, 1996

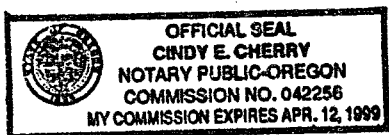


Nancy D. Rheem, as Trustee  
of the Dorothy Ruth Kandra  
Revocable Living Trust  
u/d/a December 20, 1996

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STATE OF OREGON, County of Klamath) ss.

On the 11<sup>th</sup> day of December, 1997, personally appeared the above named Dorothy R. Kandra and acknowledged the above instrument to be her voluntary act as Trustee of the Dorothy Ruth Kandra Revocable Living Trust, u/d/a December 20, 1996.



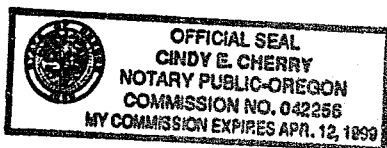
Cindy E. Cherry

Notary Public for Oregon

My commission expires: 4/12/99

STATE OF OREGON, County of Klamath) ss.

On the 11<sup>th</sup> day of December, 1997, personally appeared the above named Steven L. Kandra and acknowledged the above instrument to be his voluntary act as Trustee of the Dorothy Ruth Kandra Revocable Living Trust, u/d/a December 20, 1996.

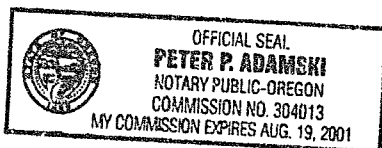


Cindy E. Cherry

Notary Public for Oregon

My commission expires: 4/12/99STATE OF OREGON, County of Washington ss.

On the 22 day of December, 1997, personally appeared the above named Nancy D. Rheem and acknowledged the above instrument to be her voluntary act as Trustee of the Dorothy Ruth Kandra Revocable Living Trust, u/d/a December 20, 1996.



Peter P. Adamski

Notary Public for Oregon

My commission expires: 8/19/01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 29th day of December A.D., 19 97 at 2:11 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 42196.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross