

NOT 82757-MS

THIS SPACE R

2009-007820

Klamath County, Oregon



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06/05/2009 11:38:26 AM

Fee: \$31.00

Suzanne A. Kandra Revocable Living Trust

Dated April 7, 2000

7128 SW 179th Avenue

Aloha, Oregon 97007

Grantor's Name and Address

Martin J. Hicks, a sole proprietorship, dba

Martin's Food Center

P.O. Box# 876

Merrill, OR 97633

Grantee's Name and Address

After recording return to:

Martin J. Hicks, a sole proprietorship, dba

Martin's Food Center

P.O. Box# 876

Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:

Martin J. Hicks, a sole proprietorship, dba

Martin's Food Center

P.O. Box# 876

Merrill, OR 97633

Escrow No. MT82757-TM

BSD-EM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Suzanne A. Kandra, Trustee of the Suzanne A. Kandra Revocable Living Trust, Dated April 7, 2000, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Martin J. Hicks, a sole proprietorship, dba Martin's Food Center and Darlene F. Hicks, with the rights 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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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. 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.

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 **\$73,882.01**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

Blamt

In Witness Whereof, the grantor has executed this instrument this 29th day of May, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Trustee of the Suzanne A. Kandra Revocable Living Trust
Dated April 7, 2000

BY: Suzanne A. Kandra
Suzanne A. Kandra, Trustee

State of Oregon
County of Washington

This instrument was acknowledged before me on May 29, 2009 by Suzanne A. Kandra as Trustee of The Suzanne A. Kandra Revocable Living Trust Dated April 7, 2000.

Kristin R. Welch
(Notary Public for Oregon)

My commission expires Nov. 5, 2012

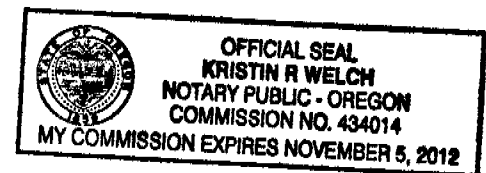


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Tract 52 of MERRILL TRACTS, and more particularly described as follows:

Beginning n the Northerly line of said Tract 52 (which is also the Southerly line of Front Street in said City of Merrill, Oregon) at a point 40 feet East of the Northwest corner of said Tract 52, extending thence Southerly and parallel to the West line of said Tract 52 a distance of 125 feet; thence East and parallel to the Northerly line of said Tract 52 a distance of 161 feet; thence Northerly and parallel to the West line of said Tract 52, 125 feet to the North line of said Tract 52 (which is also the Southerly line of Front Street); thence Westerly along said Northerly line of Tract 52, 161 feet, more or less to the point of beginning.

LESS AND EXCEPTING that portion lying within Front Street/Oregon State Highway 50.

PARCEL 2:

A portion of Tract 52 of MERRILL TRACTS, and situated in the NE1/4 NE1/4 of Section 11, Township 41 south, Range 10 east of the Willamette Meridian and more particularly described as follows:

Beginning at the most Easterly point on the adjusted line of said property line adjustment 4-08, from which the Northeast corner of Section 11 bears North 169.68 feet and East 194.25 feet; thence West 161.05 feet; thence North 4.68 feet; thence East 161.05 feet; thence South 4.68 feet to the point of beginning.

(As shown in property line adjustment 4-08)