



THIS SPACE RESERVED FOR F

**2021-011442**

**Klamath County, Oregon**

**07/26/2021 01:23:00 PM**

**Fee: \$87.00**

After recording return to:

Timothy C Parks and Darla D Parks

PO Box 812

Merrill, OR 97633

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

Timothy C Parks and Darla D Parks

PO Box 812

Merrill, OR 97633

File No. 467178AM

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### STATUTORY WARRANTY DEED

**Steven L. Kandra and Nancy L. Kandra, Trustees of the Steve and Nancy Kandra Family Trust, uad June 27, 1995 and their Successors in Trust,**

Grantor(s), hereby convey and warrant to

**Timothy C Parks and Darla D Parks, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**The West one-half of the Southwest Quarter of Section 36, Township 40 South, Range 10 East of the Willamette Meridian; and that portion of the South one-half of the Northwest Quarter of said Section 36 which lies South and West of the USBR No. 7 Drain.**

**EXCEPTING THEREFROM those parcels conveyed to the United States of America recorded November 16, 1908 in Volume 25 page 214, recorded August 29, 1913 in Volume 39 page 579, recorded August 29, 1913 in Volume 39 page 581.**

The true and actual consideration for this conveyance is \$525,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26<sup>th</sup> day of July, 2021.

The Steve and Nancy Kandra Family Trust

By: [Signature]  
Steven L. Kandra, Trustee

By: [Signature]  
Nancy L. Kandra, Trustee

State of Oregon } ss  
County of Klamath }

On this 26 day of July, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Steven L. Kandra and Nancy L. Kandra, Trustees of the Steve and Nancy Kandra Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

