



THIS SPACE RESERVED FOR

2022-005737
Klamath County, Oregon
05/05/2022 10:44:01 AM
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. 522212AM

STATUTORY WARRANTY DEED

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,

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 SE1/4 SE1/4 of Section 35, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, less one acre of land conveyed to the United States of America by deed recorded in Volume 25, page 457, 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, 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, page 414, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$650,000.00.

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:

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 5th day of May, 2022.

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 5 day of May, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Steven L. Kandra and Nancy L. Kandra known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Steve and Nancy Kandra Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023

