

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS M. FLOWERS and PAULINE FLOWERS, also known as PAULINE M. FLOWERS, husband and wife, JAMES M. FLOWERS and FREEDA M. FLOWERS, husband and wife, and GEORGE E. FLOWERS and BLANCHE E. FLOWERS, husband and wife, herein-after called the grantor, for the consideration hereinafter stated, to grantor paid by FLOWERS BROS., INC., a corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee, its successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances there-unto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Township 40 South, Range 8 East of Willamette Meridian:

SECTION 15: Lots 4, 5, 6, and 7.

SECTION 16: Lots 4, 5, and 6.

SECTION 21: NE $\frac{1}{4}$  NE $\frac{1}{4}$ ; Lots 1, 2, 3, and 4; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; E $\frac{1}{2}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; N $\frac{1}{2}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; save and except that certain tract of land conveyed to C. G. Burlingham by deed recorded in Volume 264, Page 43, records of Klamath County, Oregon.

SECTION 22: N $\frac{1}{2}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  NE $\frac{1}{4}$ ; NW $\frac{1}{4}$  NE $\frac{1}{4}$ ; Lots 1, 2, 3, 5, 6, 7, 10, and 11; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; S $\frac{1}{2}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; W $\frac{1}{2}$  SW $\frac{1}{4}$ .

SECTION 23: Lots 2, 3, 7, and 8 and that portion of Lots 4, 5, 6, and 9 and of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  lying West of the California Northeastern Railway right of way.

SECTION 26: Lot 1 and that part of Lots 2 and 3 lying West of the California Northeastern Railway right of way; that portion of Lot 3 lying and being Westerly of the Southern Pacific Railway right of way.

SECTION 27: N $\frac{1}{2}$  NE $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; Lots 1, 2, 3, and all that part of NW $\frac{1}{4}$  NW $\frac{1}{4}$  lying North and East of the County Road; and Beginning at the Section corner common to Sections 21, 22, 27, and 28, T40S, R8E, W.M. which section corner lies on the approximate center line of the county road known as Keno-Worden Road; th. E. along the section line 20.02 chs. to the NE corner of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 27, T40S, R8E, W.M.; th. S. along the E. line of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of said section 27 a distance of 21.34 chs. more or less, to the center line of said road; th. along the center line of said road as follows: N. 37 deg. 39' W. 5.75 chs; N. 38 deg. 55' W. 9.70 chs. and N. 48 deg. 26' W. 13.93 chs. more or less to the point of beginning and containing 19.44 acres of which 1.35 acres lie within the Keno-Worden Road.

SECTION 28: NE $\frac{1}{4}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; Less portions heretofore conveyed to Klamath County and to the United States of America; NE $\frac{1}{4}$  NE $\frac{1}{4}$ .

ALL SUBJECT TO: Mortgage to Federal Land Bank of Spokane, dated March 19, 1971, recorded March 24, 1971, in Volume M-71, Page 2437, Mortgage Records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee, its successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$148,500.00.

In construing this deed and where the contest so requires, the singular includes the plural.

WITNESS grantor's hand this 27th day of December, 1972.

Francis M. Flowers  
Francis M. Flowers

Pauline Flowers  
Pauline Flowers

James M. Flowers  
James M. Flowers

Freeda M. Flowers  
Freeda M. Flowers

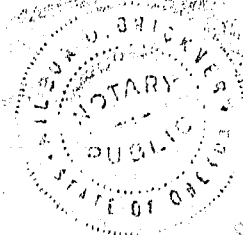
George E. Flowers  
George E. Flowers

Blanche E. Flowers  
Blanche E. Flowers

STATE OF OREGON )  
County of Klamath ) ss

BE IT REMEMBERED, That on this 27th day of December, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Francis M. Flowers and Pauline Flowers, husband and wife, James M. Flowers and Freeda M. Flowers, husband and wife, and George E. Flowers and Blanche E. Flowers, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Wilbur O. Brickner  
Notary Public for Oregon  
My comm. expires 10/29/75

15047

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

KLAMATH COUNTY TITLE CO  
on this 28th day of December A. D., 1972  
at 3:47 o'clock P. M. and duly  
recorded in Vol. M 72 of DEEDS  
Page 15045

WM. D. MILNE, County Clerk

Fee \$ 6.00 By *Hazel Craig* Deputy.