

OK

94912

BARGAIN AND SALE DEED

Vol. ms Page 21233KNOW ALL MEN BY THESE PRESENTS, That FLOWERS BROTHERS, INC.

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JAMES A. FLOWERS and TERRY M. FLOWERS, husband and wife,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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See EXHIBIT "A" attached hereto.

SUBJECT TO reservations and restrictions of record,
 easements and rights of way of record and those apparent
 on the land, contracts and/or liens for irrigation and/or
 drainage.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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

~~on the condition that the grantee shall pay to the grantor the sum of \$100.00 per acre of the land described in this deed, to be paid in cash or by check, at the option of the grantee, within six months of the date of this deed.~~
 (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of July, 1988;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of _____

} ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

July 26, 1988, by JAMES M. FLOWERS,president, and by DOROTHY M. SCULL,secretary of FLOWERS BROTHERS, INC.

in _____, Oregon, a corporation, on behalf of the corporation.

Lois E. Adolf
 Notary Public for Oregon

LOIS E. ADOLF

My commission expires:

NOTARY PUBLIC - OREGON

My Commission Expires 8/3/90(SEAL)
(If executed by a corporation affix corporate seal)

(SEAL)

Notary Public for Oregon

My commission expires:

FLOWERS BROTHERS, INC.

c/o DOROTHY SCULL

P.O. BOX 12, MIDLAND, OR 97634

GRANTOR'S NAME AND ADDRESS

JAMES A. FLOWERS and TERRY M.

FLOWERS, husband and wife

ASHLAND STAR ROUTE, K. FALLS, OR

GRANTEE'S NAME AND ADDRESS 97601

After recording return to:

PROCTOR & FAIRCLO

280 MAIN STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JAMES A. FLOWERS and TERRY M.

FLOWERS, husband and wife

ASHLAND STAR ROUTE, K. FALLS, OR

NAME, ADDRESS, ZIP 97601

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

88 DEC 14 AM 9 59

EXHIBIT "A"

A tract of land situated in Section 27, Township 40 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon being more particularly described as follows:

The NE1/4 of the NE 1/4 and those portions of Government Lots 1 and 4 of said Section 27 lying Westerly of the Southern Pacific Railroad and Northerly and Westerly of that tract conveyed to Klamath Drainage District by deed recorded in Volume 152 at Page 31 Deed Records of Klamath County, Oregon.

TOGETHER WITH, the following described easements, rights and usages, for agricultural, forestry, or mining purposes, to-wit:

A road easement 30 feet in width for agricultural, forestry, or mining purposes the centerline of which is more particularly described as follows:

Beginning at a point on the easterly right-of-way line of the Keno-Worden Road from which point the corner common to Sections 21, 22, 27 and 28, Township 40 South, Range 8 East, Willamette Meridian, Klamath County, Oregon bears N 45°14'56" W, 1773.11 feet; thence N 64°31'05" E, 179.67 feet; thence S 84°59'13" E, 345.50 feet; thence S 10°51'07" E, 420.73 feet; thence S 58°07'16" E, 236.23 feet; thence S 78°01'42" E, 294.81 feet; thence S 64°59'07" E, 307.84 feet; thence S 79°18'04" E, 148.19 feet; thence S 43°39'13" E, 885.27 feet; thence S 44°52'41" E, 596.18 feet; thence S 79°35'54" E, 194.35 feet to a point on the North-South centerline of the Southeast one-quarter of said Section 27.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 14th day
of Dec. A.D. 19 88 at 9:59 o'clock A.M. and duly recorded in Vol. M88
of Deeds on Page 21233

Evelyn Biehn - County Clerk

FEE \$13.00

By Paula Miller