

OK

94912

BARGAIN AND SALE DEED

Vol. m88 Page 21233

KNOW ALL MEN BY THESE PRESENTS, That FLOWERS BROTHERS, INC.

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.

88 DEC 11 1988

(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.

(However, the amount of consideration may be stated in another manner, such as "One Thousand Dollars and No Cents", if desired. If so stated, it must be repeated in words and figures.) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

part of the consideration (Indicate whether) (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,

ss.

County of

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

(SEAL)

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

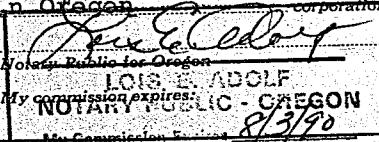
After recording return to:

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

SPACE RESERVED
FOR
RECORDER'S USE

(SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

ss.

County of

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

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. 19 88 at 9:59 o'clock A.M., and duly recorded in Vol. M88,
 of Deeds on Page 21233.
 Evelyn Biehn - County Clerk
 By Carrie Mellenolare

FEE \$13.00