

STATUTORY BARGAIN AND SALE DEED

TERRY M. FLOWERS, Grantor, conveys to THE SCOTT AND SPRING FLOWERS TRUST, Grantee, the following described real property in Klamath County, Oregon:

See Attached Exhibit "A"

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.

The true and actual consideration for this conveyance is \$1.00.

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.

Dated this 1st day of February, 1990

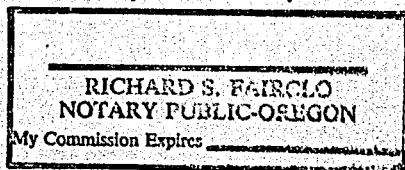
Terry Flowers

STATE OF OREGON

1
1 ss.
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County of Klamath

The foregoing instrument was acknowledged before me this 1st day of February, 1990, by TERRY M. FLOWERS



Richard Faircloth

Notary Public for Oregon

My Commission expires: 3/15/90

Until a change is requested, send tax statements to:

No Change.

Ref:
PROCTOR & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

90 FEB 9 AM 11 31

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 9th day
of Feb. A.D. 19 90 at 11:31 o'clock AM. and duly recorded in Vol. M90
of Deeds on Page 2705

FEE \$33.00

Evelyn Biehn - County Clerk

By A. Nelson Mulvadere