



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050360

AFTER RECORDING RETURN TO:
 FRANCIS J. FLOWERS
 ROXIE A. OTTENBAUCHER

*17840 Keno Worden Rd
 Klamath Falls OR 97603*

State of Oregon, County of Klamath
 Recorded 11/18/99, at 11:11 a m.
 In Vol. M99 Page 45760
 Linda Smith,
 County Clerk Fees 30⁰⁰

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

Frances J. Flowers, who acquired title as Frances Joseph Flowers, hereinafter called GRANTOR(S), convey(s) to Francis J. Flowers and Roxie A. Ottenbacher, with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of the SE 1/4 NW 1/4 lying Southwesterly of the Keno-Worden Road, in Section 27, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 22 & 8 MAP 4008-2700 TAX LOT 400
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"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is love and affection.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of November, 1999.

Francis J. Flowers
 FRANCIS J. FLOWERS

STATE OF OREGON, County of Klamath)ss.

On November 3, 1999, personally appeared Francis J. Flowers who acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Trisha L. Powell*
 Notary Public for OREGON
 My Commission Expires: October 3, 1999



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