

2008-000264

Klamath County, Oregon



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COVER SHEET

01/07/2008 03:35:45 PM

Fee: \$31.00

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

Robert and Christy Flowers  
PO Box 224  
Midland Or 97634

The date of the instrument attached is June 15, 1993.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Flowers James and Freeda

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Flowers Robert & Christy

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: \_\_\_\_\_  
Previously recorded as: \_\_\_\_\_

F31-

2008-004

STATUTORY WARRANTY DEED

JAMES M. FLOWERS and FREEDA M. FLOWERS, husband and wife, Grantors, convey and warrant to ROBERT G. FLOWERS and CHRISTY L. FLOWERS, husband and wife, Grantee, the following described real property in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

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. Grantors hereby retain an estate for the life of Grantors, or either of them, for possession of the residence and shop and to a royalty for rock and gravel removed from the premises, according to the terms of that contract of sale between the parties dated 6-15, 1993; such Grantors' rights terminate on the death of both of the Grantors.

The true and actual consideration for this conveyance is \$40,000 plus possible royalties of which Sellers own a life estate.

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 DEPARMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements are to be sent to the Grantee at the following address:

Robert and Christy Flowers  
18110 Keno Worden Road  
Klamath Falls, Oregon 97603

Dated this 15<sup>th</sup> day of June, 1993.

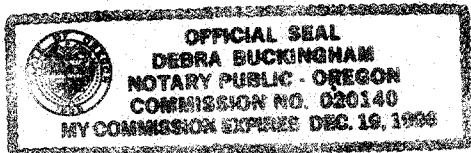
James M. Flowers  
Freeda M. Flowers

STATE OF OREGON

County of Klamath

] ss.  
]

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 1993, by JAMES M. FLOWERS and FREEDA M. FLOWERS, husband and wife.



Debora Buckingham  
Notary Public for Oregon  
My Commission expires: 12-19-96

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

EXHIBIT "A"

Description of Property

A tract of land situated in the Southeast one-quarter of the Northeast one-quarter of Section 22, and the Northwest one-quarter of Section 23, Township 40 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 22 and 23 from which the corner common to Sections 14, 15, 22 and 23 bears N. 00°44'10" W. 1328.77 feet; thence S. 89°55'07" W. 631.68 feet along the North line of the Southeast one-quarter of the Northeast one-quarter of said Section 22; thence S. 03°24'36" E. 124.78 feet; thence S. 20°14'07" E. 172.95 feet; thence S. 38°20'25" E. 412.59 feet; thence S. 51°28'03" E. 878.25 feet; thence S. 69°33'28" E. 318.80 feet; thence S. 80°56'47" E. 139.34 feet; thence S. 76°49'31" E. 475.69 feet; thence S. 88°00'19" E. 161.69 feet; thence N. 71°40'53" E. 116.82 feet; thence N. 50°37'56" E. 235.97 feet; thence S. 72°31'19" E. 195.61 feet to a point on the Northwestern right-of-way line of the Southern Pacific Railroad; thence N. 16°52'40" E. 30.00 feet along said Northwestern right-of-way line; thence leaving said right-of-way line N. 72°31'19" W. 107.24 feet; thence N. 51°42'36" W. 111.36 feet; thence N. 10°14'28" E. 141.22 feet; thence N. 02°39'46" W. 226.49 feet; thence N. 18°59'24" W. 725.06 feet; thence N. 34°10'10" W. 117.71 feet; thence West 1451.06 feet to the point of beginning.