

18+
1896162-AF

2012-006343

Klamath County, Oregon



After recording return to:
Scott Melvin Flowers

17893 Kent Warden
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Scott Melvin Flowers
Same As Above

File No.: 7021-1896162 (ALF)

Date: June 07, 2012

THIS SPACE RE



00119571201200063430040042

06/11/2012 03:06:09 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Clydine McKay, Scott Melvin Flowers, Spring Marie Flowers-Cook and Terry M Flowers-Engel as Trustees of The Scott and Spring Flowers Trust, Grantor, conveys and warrants to **Scott Melvin Flowers**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See attached Legal Description as Exhibit "A"

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$to convey title**. (Here comply with requirements of ORS 93.030)

F
52.00

APN:

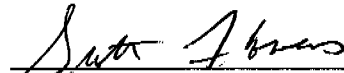
Statutory Warranty Deed
- continued

File No.: 7021-1896162 (ALF)

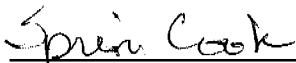
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8 day of JUNE, 2012.

The Scott and Spring Flowers Trust



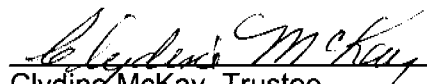
Scott Melvin Flowers, Trustee



Spring Marie Flowers-Cook, Trustee



Terry M Flowers-Engel, Trustee



Clydine McKay, Trustee

APN:

Statutory Warranty Deed
- continued

File No.: 7021-1896162 (ALF)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of June, 2012
by **Clydine McKay, Scott Melvin Flowers, Spring Marie Flowers-Cook and Terry M Flowers-Engel.**

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12/3/14

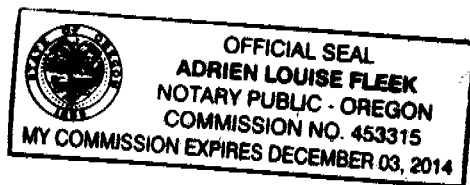


EXHIBIT "A"

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.