

2014-000464

Klamath County, Oregon



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01/17/2014 02:33:21 PM

Fee: \$52.00

**Grantor's name and address:**

Robert G. Flowers & Christy L.  
Flowers  
16650 Highway 97 South  
Klamath Falls, Oregon 97601

**Send Tax Statements:**

No change in address

**After recording return to:**

Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, OR 97601

**BARGAIN & SALE DEED**

Robert G. Flowers and Christy L. Flowers, Grantors, convey to Robert G. Flowers and Christy L. Flowers, Trustees of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, All Parcels as Described In 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. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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 24 day of Oct, 2013.

X Robert G. Flowers

Robert G. Flowers

X Christy L. Flowers

Christy L. Flowers

STATE OF OREGON ]  
] ss.  
County of Klamath ]

The foregoing instrument was acknowledged before me this 24 day of October, 2013 by Robert G. Flowers and Christy L. Flowers.

Micaiah E. L. Caldwell

Notary Public for Oregon

My Commission expires: 3-20-16



Deed Exhibit "A"

Real Property in Klamath County, Oregon as received by Grantors, pursuant to documents recorded in Records of Klamath County, as follows:

Parcel 1: M78 Page 28849.

Parcel 2: M88 Page 2278.

Parcel 3: 2008-000264.

Parcel 4: M80 Page 19097.

More particularly described as follows:

**Parcel 1.**

A. The N  $\frac{1}{2}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  and the W  $\frac{1}{2}$  W  $\frac{1}{2}$  N  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 27, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, containing 25 acres, more or less.

B. The N  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, containing 20 acres, more or less.

**Parcel 2.**

The NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  and the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 5, Township 41 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion conveyed to the United States of America by deed recorded March 14, 1945 in Deed Volume 174, page 190, Deed Records of Klamath County, Oregon.

**Parcel 3.**

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 Northwesterly right-of-way line of the Southern Pacific Railroad; thence N. 16°52'40" E. 30.00 feet along said Northwesterly 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.

**Parcel 4.**

A parcel of land situated on Sections 15 and 22, Township 40 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the South high bank of the Klamath Straits Drain from which point the brass cap marking the section corner common to sections 15, 16, 21 and 22 bears N 89°12'37" W, 2255.49 feet; thence S 11°57'22" W, 1936.75 feet to a 5/8" iron rod; thence S 33°31'32" W, 888.11 feet to a 5/8" iron rod on the East-West centerline of section 22; thence S 89°51'07" W, 38.88 feet to the Center-West 1/16 corner of said section 22; thence S 00°15'16" E, 1334.67 feet along the North-South centerline of the southwest one-quarter of said section 22 to the Southwest 1/16 corner of section 22; thence N 89°39'47" E, 1319.83 feet along the East-West centerline of said southwest one-quarter of section 22 to the Center-South 1/16 corner of section 22; thence S 00°13'05" E, 1330.32 feet along the North-South centerline of section 22 to the brass cap marking the South one-quarter corner of section 22; thence N 89°46'59" E, 1341.61 feet along the section line common to sections 22 and 27 to the East 1/16 corner common to sections 22 and 27 marked by a 5/8" iron rod; thence N 00°28'37" W, 2659.06 feet along the North-South centerline of the southeast one-quarter of section 22 to the Center-East 1/16 corner of section 22; thence N 41°18'05" E, 403.16 feet; thence N 29°43'05" E, 117.33 feet to a point on the centerline of a drainage ditch; thence continuing along the centerline of said drainage ditch along the following described courses:

- 1.) N 29°43'05" E, 129.68 feet; thence
- 2.) N 24°30'02" E, 427.04 feet; thence
- 3.) N 18°23'18" E, 177.99 feet; thence
- 4.) N 03°53'20" W, 58.40 feet; thence
- 5.) N 22°45'29" W, 99.17 feet; thence
- 6.) N 00°16'25" E, 78.98 feet; thence
- 7.) N 01°44'04" E, 90.00 feet; thence
- 8.) N 17°49'39" W, 240.04 feet; thence
- 9.) N 18°48'14" W, 322.62 feet; thence
- 10.) N 23°56'53" W, 588.84 feet; thence
- 11.) N 30°17'12" W, 223.59 feet; thence
- 12.) N 16°51'56" W, 191.45 feet; thence

leaving said centerline, N 58°46'58" W, 396.63 feet to a 5/8" iron rod on the South high bank of the Klamath Straits Drain; thence continuing N 58°46'58" W, 25 feet, more or less, to the mean high water line of said Klamath Straits Drain; thence southwesterly and westerly following the sinuosities of the mean high water line on the south bank of said Klamath Straits Drain to a point from which a 5/8" iron rod on the South high bank bears S 11°57'22" W, 15 feet, more or less; thence S 11°57'22" W, 15 feet, more or less, to the point of beginning, containing 278.73 acres, more or less.