

2015-013828

Klamath County, Oregon



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12/28/2015 01:59:30 PM

Fee: \$47.00

Grantor's name and address:

Christy L. Flowers, Trustee
16650 Highway 97 South
Klamath Falls, Oregon 97601

Send Tax Statements:

Jason R. Flowers
PO Box 173
Midland, Oregon 97632

After recording return to:

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

GIFT BARGAIN AND SALE DEED

Christy L. Flowers, Trustee of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, Grantor, and also as Trustee of the Trusts A and B of said TRUST, and conveys to Jason R. Flowers, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

An undivided $\frac{1}{4}$ interest in that real property located in Klamath County Oregon and 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, in the form of love and affection gift

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 22 day of December, 2015.

Christy L. Flowers
Christy L. Flowers

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 22 day of December, 2015, by Christy L. Flowers.

Karen Renae Snow
Notary Public for Oregon

My Commission expires: 9-14-2019



Returned at Counter

EXHIBIT "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, and

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.