

**Grantors' names and addresses:**  
Christy L. Flowers, Trustee and Individually  
Flowers Brothers, Inc.  
P.O. Box 1126  
Midland, Oregon 97634

**Send Tax Statements:**  
P.O. Box 1126  
Midland, Oregon 97634

**After recording return to:**  
Person Recording

## CLARIFICATION BARGAIN AND SALE DEED

### Parties to this Document:

- Christy L. Flowers, individually, including as survivor to and of her husband, Robert G. Flowers, deceased.
- Flowers Bros., Inc., an Oregon Corporation.
- Christy L. Flowers as Trustee of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007.
- Christy L. Flowers as Trustee of Trust A of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007.
- Christy L. Flowers as Trustee of Trust B of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007.

The parties recite that certain conveyances, including in the form of deeds have been executed in the past, and including Contract or Contracts for Sale which have been paid and satisfied. Some of those deeds and conveyance terms have contained legal descriptions in need of correction, including some which have been recorded in Records of Klamath County, Oregon and including some which may not have been so recorded, together with incomplete recordings after a Contract for deed has been paid and satisfied. Such real property includes the land in Klamath County, Oregon as described in Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof.

This Bargain and Sale Deed clarifies ownership of record and to conform the Records of Klamath County to the actual ownership of such real property.

Grantors of this deed are: Christy L. Flowers, individually, including as survivor to her husband, Robert G. Flowers, deceased; Flowers Bros., Inc., an Oregon Corporation; and Christy L. Flowers as Trustee of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, including Trust A and Trust B.

Grantees of this deed are: Christy L. Flowers as Trustee of Trust A of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, and Christy L. Flowers as Trustee of Trust B of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007.

The parties acknowledge ownership and as Grantors hereby grant, bargain, sale and convey the real property described in Exhibits "A" and "B" to vest fee simple and any other interest in the respective parcels as follows:

1. To Christy L. Flowers, Trustee of Trust A of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, Grantee, all Parcels as Described in Exhibit "A" attached hereto, being property located in Klamath County, Oregon.
2. To Christy L. Flowers, Trustee of Trust B of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, Grantee, all Parcels as Described in Exhibit "B" attached hereto, being property located in Klamath County, Oregon.

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 1<sup>st</sup> day of November, 2018.

Christy Flowers  
Christy L. Flowers, individually

Trustee of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, and as Trustee of Trust A and Trust B of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007:

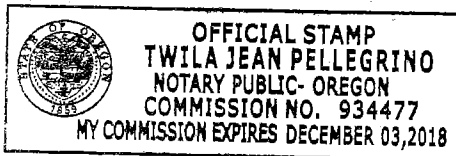
Christy Flowers  
Christy L. Flowers, Trustee

Flowers Bros., Inc., an Oregon Corporation, by:

Christy Flowers  
Christy L. Flowers, Secretary

STATE OF OREGON, County of Klamath] ss

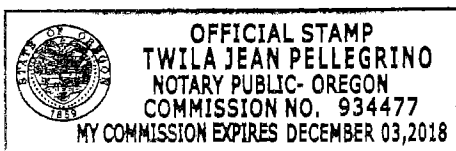
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2018, by Christy L. Flowers, individually and as Trustee of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007, and as Trustee of Trust A and Trust B of THE FLOWERS FAMILY TRUST DATED AUGUST 23, 2007.



Twila Jean Pellegrino  
Notary Public for Oregon  
My Commission expires: 12-3-2018

STATE OF OREGON, County of Klamath] ss

Personally appeared before me this 1<sup>st</sup> day of November, 2018, the above named Christy L. Flowers as Secretary of Flowers Bros., Inc., an Oregon Corporation, and acknowledged the foregoing instrument to be her voluntary act and deed on behalf of said Corporation.



Twila Jean Pellegrino  
Notary Public for Oregon  
My Commission expires: 12-3-2018

**Exhibit A**  
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**PROPERTY FOR TRUST 'A'**

**HOUSE AND PROPERTY SOUTH**

4008-01500-01300  
4008-02200-00100  
4008-02200-00200  
4008-02200-00300  
4008-02200-00400  
4008-02200-01000

A parcel of land situated in Sections 15 and 22, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described 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 North 89°12'37" West 2255.49 feet, Thence South 11°57'22" West 1936.75 feet to a 5/8 inch iron rod; Thence South 33°31'32" West 888.11 feet to a 5/8 inch iron rod on the East-West Centerline of Section 22; Thence South 89°51'07" West 38.88 feet to the Center-West 1/16 corner of said Section 22; thence South 00°15'16" East 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 North 89°39'47" East 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 South 00°13'05" East 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 North 89°46'59" East 1341.61 feet along the Section line common to Section 22 and 27 to the East 1/16 corner common to Sections 22 and 27 marked by a 5/8" iron rod; thence North 00°28'37" West 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 North 41°18'05" East 403.16 feet; thence North 29°43'05" East 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. North 29°43'05" East 129.68 feet; thence
2. North 24°30'02" East 427.04 feet; thence
3. North 18°23'18" East 177.99 feet; thence
4. North 03°53'20" West 58.40 feet; thence
5. North 22°45'29" West 99.17 feet; thence
6. North 00°16'25" East 78.98 feet; thence

7. North 01°44'04" East 90.00 feet; thence
8. North 17°49'39" West 240.04 feet; thence
9. North 18°48'14" West 322.62 feet; thence
10. North 23°56'53" West 588.84 feet; thence
11. North 30°17'12" West 223.59 feet; thence
12. North 16°51'56" West 191.45 feet; thence

Leaving said centerline, North 58°46'58" West 396.63 feet to a 5/8" iron rod on the South high bank of the Klamath Straits Drain; thence continuing North 58°46'58" West 25, more or less to the mean high water line of the 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 South 11°57'22" West 15 feet, more or less; thence South 11°57'22" West 15 feet, more or less to the point of beginning.

Exhibit B  
Page 1 of 1

**PROPERTY FOR TRUST 'B'**

**GRAVEL PIT**

4008-02200-00800

4008-02300-00900

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 of the Willamette Meridian, 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 North 00°44'10" West 1328.77 feet; thence South 89°55'07" West 631.68 feet along the North line of the Southeast one-quarter of the Northeast one-quarter of Section 22; thence South 03°24'36" East 124.78 feet; thence South 20°14'07" East 172.95 feet; thence South 38°20'25" East 412.59 feet; thence South 51°28'03" East 878.25 feet; thence South 69°33'28" East 318.80 feet; thence South 80°56'47" East 139.34 feet; thence South 76°49'31" East 475.69 feet; thence South 88°00'19" East 161.69 feet; thence North 71°40'53" East 116.82 feet; thence North 50°37'56" East 235.97 feet; thence South 72°31'19" East 195.61 feet to a point of the Northwesterly right-of-way line of the Southerly Pacific Railroad; thence North 16°52'40" East 30.00 feet along said Northwesterly right-of-way line; thence leaving said right-of-way line North 72° 31' 19" West 107.24 feet; thence North 51°42'36" West 111.36 feet; thence North 10°14'28" East 141.22 feet; thence North 02°39'46" West 226.49 feet; thence North 18°59'24" West 725.06 feet; thence North 34°10'10" West 117.71 feet; thence West 1451.06 feet to the point of beginning.

**TOWNSHIP ROAD**

4109-00000-00400

The NW1/4 NE1/4 and the N1/2 NW1/4 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 Volume 174, Page 190, Deed Records of Klamath County, Oregon.