

Returned at Counter

2023-009113  
Klamath County, Oregon



00321215202300091130010016

10/23/2023 11:29:02 AM

Fee: \$82.00

After recording, return to:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Christy L. Flowers, Trustee  
of the Flowers Family Trust  
P.O. Box 1126  
Midland, OR 97634

**Grantor:**

Jason R. Flowers  
P.O. Box 978  
Midland, OR 97634

**Grantee:**

Christy L. Flowers, Trustee  
of the Flowers Family Trust  
P.O. Box 1126  
Midland, OR 97634

**BARGAIN AND SALE DEED**

Jason R. Flowers, Grantor, conveys to Christy L. Flowers, Trustee of the Flowers Family Trust dated August 23, 2007, Grantee, his undivided ½ interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The N1/2 NW1/4 SW1/4 and the W1/2 W1/2 N1/2 NE1/4 SW1/4 of Section 27, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this transfer is to capitalize the company.

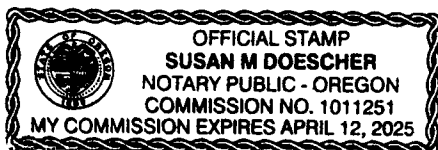
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

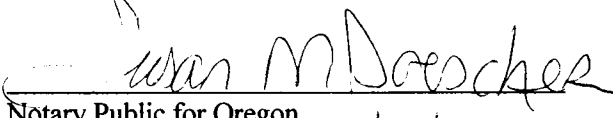
DATED this 8 day of September, 2023.

  
Jason R. Flowers

STATE OF OREGON, County of Klamath) ss.

Personally appeared, Jason R. Flowers, Grantor, on this 8<sup>th</sup> day of September 2023, and acknowledged the foregoing to be his true act and deed. Before me:



  
Notary Public for Oregon  
My commission expires: 4/12/2025