

## STATUTORY WARRANTY DEED

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:

Joseph E. and Julia D. Flynn  
PO Box 17  
Plush, OR 97637

AFTER RECORDING,  
RETURN TO:

Con P. Lynch  
P.O. Box 741  
Salem, OR 97308-0741

JOSEPH E. FLYNN and JULIA D. FLYNN, as tenants in common, Grantors, convey and warrant to THE FLYNN FAMILY LIMITED PARTNERSHIP, Grantee, the real property described as follows in Klamath County, Oregon.

Parcel III of Partition Plat #25-91, Klamath County Records, described as follows:

Township 36 South, Range 12 East of the Willamette Meridian  
Section 26: SW 1/4, NW 1/4 SE 1/4, N 1/2 N 1/2 SW 1/4 SE 1/4  
Section 34: NE 1/4 NE 1/4  
Section 35: The westerly 20 feet of the N 1/2 NW 1/4

TOGETHER WITH that certain well known as the Dice Crane Well located North 4°14' West 3315.3 feet from the SW corner of Section 2, Township 37 South, Range 12 East of the Willamette Meridian, together with the right to take water therefrom pursuant to law and further TOGETHER WITH the right to use an area surrounding such well in a radius of 20 feet of the center of said well for the purpose of maintenance and operation thereof. TOGETHER WITH the right to transport water through pipes and the channel of a certain creek heretofore unknown, but presently name Brown Creek by the U.S. Forest Service, which runs in a Northerly direction from said irrigation well, water right heretofore, referred to being Permit No. G-3969, TOGETHER WITH a right of way for access over the existing roadway 16 feet in width from a junction with the Yellow Jacket and Mineral Springs Road located in the NE 1/4 NE 1/4 of Section 3, Township 37 South, Range 12 East of the Willamette Meridian and running in a Southerly and Easterly direction to said well located North 4 degrees 14' West, 3315.3 feet from the SW corner of Section 2, Township 37 South, Range 12 East of the Willamette Meridian, together with the right to maintain, operate and repair the existing power line running generally Easterly from said Yellow Jacket and Mineral Springs road to said well for the purpose of supplying electric energy thereto.

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantors to Grantee and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantees

at the time Grantors acquired such property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

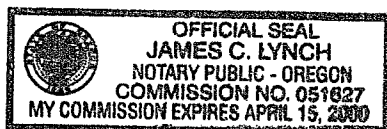
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: 12/30/97 Joseph E. Flynn  
JOSEPH E. FLYNN

DATED: 12/30/97 Julia D. Flynn  
JULIA D. FLYNN

STATE OF OREGON )  
 ) ss.  
County of Lake )

On December 30, 1997, personally appeared the above-named JOSEPH E. FLYNN and JULIA D. FLYNN, and acknowledged the foregoing instrument to be their voluntary act. Before me:



James C. Lynch  
Notary Public for Oregon  
My Commission Expires: 15 April 2000

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Con P. Lynch the 30th day  
of December A.D., 19 97 at 3:29 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 42391.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Kross