

2001 MAR -6 PM 3: 01

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AFTER RECORDING RETURN TO:

*oc*  
Jerry M. Molatore  
426 Main Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

CHRISTINA FLYNN  
14045 Hill Road  
Klamath Falls, OR 97603

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### WARRANTY DEED

CHRISTINA FLYNN, formerly known as CHRISTINA FLYNN KEEFER, Grantor, conveys and warrants to CHRISTINA FLYNN, Trustee of THE CHRISTINA FLYNN TRUST dated June 12, 1998, the following described real property free of encumbrances except as specifically set forth herein:

in Lot 4, in Block 5, TRACT 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

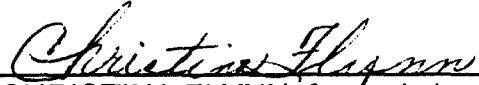
SUBJECT TO: Reservations, restrictions and rights-of-way of record of apparent on the face of the land.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.00.

Dated this 5th day of February, 1999.

26  
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 USES.

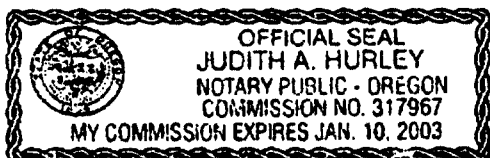
  
CHRISTINA FLYNN, formerly known  
as CHRISTINA FLYNN KEEFER

Property ID#: R170987

Map Tax Lot: R-3809-020DA-04200-000

STATE OF OREGON       )  
                                   ) ss.  
 County of Klamath       )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 1999, by CHRISTINA FLYNN, formerly known as CHRISTINA FLYNN KEEFER.



Judith A. Hurley  
 Notary Public for Oregon  
 My Commission Expires: 1-10-2003

GRANTORS' NAME AND ADDRESS:

CHRISTINA FLYNN, formerly known  
 as CHRISTINA FLYNN KEEFER  
 14045 Hill Road  
 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

CHRISTINA FLYNN, Trustee of THE  
 CHRISTINA FLYNN TRUST  
 14045 Hill Road\*  
 Klamath Falls, OR 97603

STATE OF OREGON       )  
                                   ) ss.  
 County of Klamath       )

I certify that the within instrument  
 was received for record on the \_\_\_\_\_  
 day of \_\_\_\_\_, 1999, at \_\_\_\_\_  
 o'clock, \_\_.m., and recorded in book/reel/  
 volume No. \_\_\_\_\_ on page \_\_\_\_\_  
 or as fee/file/instrument/microfilm/  
 reception No. \_\_\_\_\_, Record of  
 Deeds of said county.

Witness my hand and seal of  
 County affixed.

\_\_\_\_\_  
 Name Title

By \_\_\_\_\_  
 Deputy

State of Oregon, County of Klamath  
 Recorded 03/06/01, at 3:01 p. m.  
 In Vol. M01 Page 9054  
Linda Smith,  
 County Clerk Fee\$ 26<sup>00</sup>