

AFTER RECORDING RETURN TO: <sup>OC</sup> 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, Grantee, the following described real property free of encumbrances except as specifically set forth herein: *located in Klamath County, Oregon.*

See attached Addendum 1 and Addendum 2.

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.

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#: R439154

Map Tax Lot: R-3809-019DD-01600-000

STATE OF OREGON       )  
                                   ) ss.  
 County of Klamath       )

The foregoing instrument was acknowledged before me this 5th 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

## ADDENDUM 1

A parcel of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is North along the section line a distance of 490 feet from the section corner common to Sections 19, 20, 29 and 30 T $\frac{1}{2}$ p. 38 S., R. 9 E., W.M.; thence North along the Section line 138 feet; thence West along the Southerly line of parcel conveyed to William F. Collman by Deed Volume 335, page 602, a distance of 150 feet; thence North along the West line of said Collman parcel a distance of 50 feet to the Northwest corner thereof; thence East along the North line of said Collman parcel a distance of 150 feet, more or less, to the East line of said Section 19; thence North along the section line a distance of 152 feet, more or less, to the South line of Gage Road; thence West along said South line a distance of 215 feet; thence South parallel to said section line a distance of 300 feet to the Southeast corner of parcel conveyed to D. L. Warrington by Deed Vol. 272, page 414; thence West along the South line of said parcel a distance of 100 feet to the Southwest corner thereof; thence South parallel to said East section line a distance of 40 feet, more or less, to the Northwest corner of parcel conveyed to Floyd Crown by Deed Vol. 275, page 417; thence East along the North line of said parcel a distance of 313 feet, more or less, to the point of beginning, saving and excepting any portion contained in road rights of way; and EXCEPTING THEREFROM the South 40 feet.

SUBJECT TO Right of Way for pipe line, including the terms and provisions thereof, given by Norman Gage and Lucille Gage, husband and wife, to California-Oregon Power Company, a corporation, dated Nov. 1, 1928, recorded November 13, 1928, Deed Vol. 82, page 539, Records of Klamath County, Oregon.

## ADDENDUM 2

The South 40 feet of a parcel of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is North along the section line a distance of 490 feet from the section corner common to Sections 19, 20, 29, and 30, Tp. 38 S., R. 9 E., W.M.; thence North along the section line 138 feet; thence West along the Southerly line of parcel conveyed to William F. Collman by Deed Vol. 335, page 612, a distance of 150 feet; thence North along the West line of said Collman parcel a distance of 50 feet to the Northwest corner thereof; thence East along the North line of said Collman parcel a distance of 150 feet, more or less, to the East line of said Section 19; thence North along the section line a distance of 1.02 feet, more or less, to the South line of Gage Road; thence West along said South line a distance of 215 feet; thence South parallel to said section line a distance of 300 feet to the Southeast corner of parcel conveyed by D. L. Warrington by Deed Vol. 272, page 411; thence West along the South line of said parcel a distance of 100 feet to the Southwest corner thereof; thence South parallel to said East section line a distance of 40 feet, more or less, to the Northwest corner of parcel conveyed to Floyd Crown by Deed Vol. 275, page 417; thence East along the North line of said parcel a distance of 313 feet, more or less, to the point of beginning, saving and excepting any portion contained in road rights of way.

SUBJECT TO Right of Way for pipe line, including the terms and provisions thereof, given by Norman Gage and Lucille Gage, husband and wife, to California-Oregon Power Company, a corporation, dated Nov. 1, 1928, recorded November 13, 1928, Deed Vol. 82, page 539, Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
 Recorded 03/06/01, at 3:02 p.m.  
 In Vol. M01 Page 9058  
 Linda Smith,  
 County Clerk Fee \$ 36<sup>00</sup>