

State of Oregon, County of Klamath  
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Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

'04 FEB 24 AM 9:44

**GRANTOR'S NAME & ADDRESS**

Nora L. Flynn & John C. Flynn, Co. Personal Reps.  
Estate of Con J. Flynn  
421 South G Street  
Lakeview, OR 97630

**GRANTEE'S NAME & ADDRESS**

Nora L. Flynn & John C. Flynn, Trustees  
421 South G Street  
Lakeview, OR 97630

**AFTER RECORDING, RETURN TO:**

James C. Lynch  
P. O. Box 351  
Lakeview, OR 97630

**MAIL TAX STATEMENTS TO:**

Nora L. Flynn  
421 South G Street  
Lakeview, OR 97630

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 15th day of January, 2004, by and between NORA L. FLYNN and JOHN C. FLYNN, the duly appointed, qualified and acting co-personal representatives of the estate of CON J. FLYNN, deceased, hereinafter called Grantor, and NORA L. FLYNN and JOHN C. FLYNN, TRUSTEES OF THE CON J. FLYNN RESIDUARY MARITAL TRUST UNDER WILL DATED MAY 27, 1994, hereinafter called Grantee; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

TO HAVE AND TO HOLD the same unto the said Grantee, and Grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is None (Distribution of Estate).

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.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to estates and to individuals.

IN WITNESS WHEREOF, the said Grantor has executed this instrument.

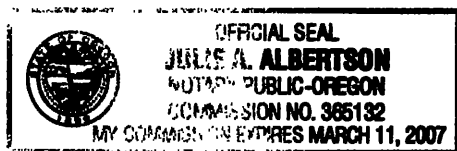
ESTATE OF CON J. FLYNN

Nora L. Flynn  
Nora L. Flynn,  
Co-Personal Representative

John C. Flynn  
John C. Flynn,  
Co-Personal Representative

STATE OF OREGON )  
 ) ss.  
County of Lake )

This instrument was acknowledged before me on the 15th day of January, 2004, by NORA L. FLYNN and JOHN C. FLYNN, as Co-Personal Representatives of the Estate of Con J. Flynn.



Julius A. Albertson  
Notary Public for Oregon  
My Commission Expires: 03-11-07

**EXHIBIT "A"**

In the County of Klamath, State of Oregon, as follows:

**Parcel #1 - An undivided one-fourth (1/4) interest**

A parcel of land situate in Section 23, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: All that portion of Lots 2, 7, 10 and 15 lying Westerly of a line 20 feet West of the West Bank of the Canal and Brown Mineral Creek, EXCEPTING that portion thereof, lying in the right of way of the Klamath Falls-Lakeview Highway.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-09200-000;  
Key No. 353192**

**Parcel #2 - An undivided one-third (1/3) interest**

Government Lots 28 and 29, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Westerly of Oregon State Highway 140, EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division, by Warranty Deed recorded November 21, 1978 in Volume M78, Page 26342, Microfilm Records of Klamath County, Oregon.

**TAX INFORMATION: Code No. 008; Account No. 3612-01300-00900-000;  
Key No. 352424**

**Parcel #3 - An undivided one-fourth (1/4) interest**

In Section 23, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon: Government Lots 6, 11, 14, 19, 22, 27 and 30 and Government Lot 3 EXCEPT the North 429 feet of the West 610 feet.

**TAX INFORMATION: Code No. 008; Account No. 3612-023BO-00100-000;  
Key No. 357349.  
Code No. 008; Account No. 3612-023BO-00800-000;  
Key No. 353183.  
Code No. 008; Account No. 3612-00000-08900-000;  
Key No. 353218.  
Code No. 008; Account No. 3612-00000-09000-000;  
Key No. 353236.**