

STATUTORY WARRANTY DEED

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

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

**AFTER RECORDING,
RETURN TO:**

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

NORA P. FLYNN (now known as Nora L. Flynn), **Grantor**, conveys and warrants to N & J FLYNN ENTERPRISES, LLC, **Grantee**, all of Grantor's right, title and interest in the real property described in the attached **Exhibit "A"**, in Klamath County, Oregon.

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 Grantor to Grantee and Grantee's 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 Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor 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

31✓

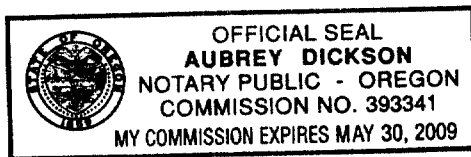
DEPARTMENT TO VERIFY APPROVED USES AND TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING
OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: December 21, 2005

Nora L. Flynn
Nora L. Flynn

STATE OF OREGON)
) ss.
County of Marion)

On December 21, 2005, personally appeared the above-named Nora L. Flynn, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Aubrey Dickson
Notary Public for Oregon
My Commission Expires: May 30, 2009

EXHIBIT "A"

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

An undivided one-third (1/3) interest - (Tupper)

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**