

GRANTOR'S NAME AND ADDRESS: :
D. Jack Flynn & Breda L. Flynn :
P. O. Box 27 :
Plush, OR 97637 :

GRANTEE'S NAME AND ADDRESS: :
NJN Flynn Investments, LLC :
421 South G Street :
Lakeview, OR 97630 :

AFTER RECORDING RETURN TO: :
James C. Lynch :
P. O. Box 351 :
Lakeview, OR 97630 :

SEND TAX STATEMENTS TO: :
NJN Flynn Investments, LLC :
Nora L. Flynn :
421 South G Street :
Lakeview, OR 97630 :

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **D. Jack Flynn and Breda L. Flynn**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **NJN Flynn Investments, an Oregon limited liability company**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel II of Partition Plat #25-91, filed December 9, 1992 in the County Clerks Office.

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 35: N1/2 NW1/4 EXCEPTING the Westerly 20 feet therefrom, NW1/4 NE1/4, N1/2 SW1/4 NE1/4

ALSO, beginning at the Northeast corner of the SE1/4 NE1/4 of Section 34, thence Westerly along the North line of said SE1/4 NE1/4 a distance of 1320 feet, more or less, to the Northwest corner of said SE1/4 NE1/4, thence Southerly along the West line of the E1/2 E1/2 of said Section 35 a distance of 2563.62 feet, more or less, thence South 86 degrees 25' 43" East along an existing fence a distance of 469.67 feet, thence North 6 degrees 31' 39" East along an existing fence a distance of 263.53 feet, thence South 86 degrees 02' 49" East along an existing fence a distance of 397.07 feet, thence 08 degrees 28' 22" East along an existing fence a distance of 687.88 feet, thence North 81 degrees 59' 17" East along an existing fence a distance of 819.97 feet, thence North 18 degrees 28' 49" East along an existing fence a distance of 1401.72 feet, thence North 74 degrees 24' 42" East along an existing fence a distance of 835.67 feet to the North line of the S1/2 NW1/4, thence North 89 degrees 24' 09" West along said North line of the S1/2 NW1/4 a distance of 1730.29 feet to the point of beginning.

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

