M06-06432

Klamath County, Oregon 04/04/2006 09:40:21 AM Pages 2 Fee: \$26.00

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 20′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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to trusts and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004). THIS INSTRUMENT DOES 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. TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTS PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS O NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument this 13th day of February, 2006.

D. Jack Flynn

Bula J. Ilann

Breda L. Flynn

STATE OF OREGON)

) ss.

County of Lake

This instrument was acknowledged before me on February 13, 2006 by D. JACK FLYNN and BREDA L. FLYNN.

OFFICIAL SEAL

JULIE A. ALBERTSON

NOTARY PUBLIC-OREGON

COMMISSION NO. 365132

MY COMMISSION EXPIRES MARCH 11, 2007

Notary Public for Oregon

My Commission Expires 03/11/2007