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10/09/2006 10:59:57 AM

Fee: \$31.00

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

JOHN C. FLYNN, **Grantor**, conveys and warrants to N & J ENTERPRISES, LLC, **Grantee**, all of his 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 FOREST PRACTICES AS DEFINED IN

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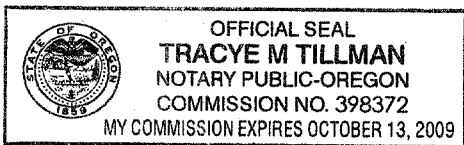
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ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING  
PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

DATED: Aug 30, 2006 John C Flynn  
JOHN C. FLYNN

STATE OF OREGON           )  
  ) ss.  
County of Lake           )

On August 30, 2006, personally appeared the above-named JOHN C. FLYNN and  
acknowledged the foregoing instrument to be his voluntary act. Before me:



Tracie M Tillman  
Notary Public for Oregon  
My Commission Expires: 10/13/09

## EXHIBIT "A"

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

### Parcel #1

A parcel of land situated 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

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.**

### Parcel #3

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**