

2006-020255

Klamath County, Oregon



00005789200600202550020023

10/09/2006 11:02:39 AM

Fee: \$26.00

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

NORA L. FLYNN and JOHN C. FLYNN, **Grantors**, convey and warrant to N & J FLYNN ENTERPRISES, LLC, **Grantee**, their interest in the real property described below, in Klamath County, Oregon:

The SE ¼ of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**TAX INFORMATION: Code No. 008; Account No. 3612-01400-00700-000;
Key No. 352503**

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

DATED: May 11, 2006

Nora L. Flynn
Nora L. Flynn

DATED: May 11, 2006

John C. Flynn
John C. Flynn

STATE OF OREGON)
) ss.
County of Lake)

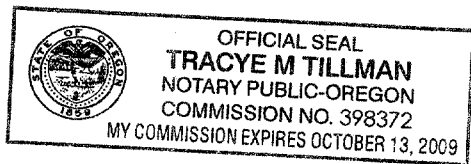
On May 11, 2006, personally appeared the above-named Nora L. Flynn, and acknowledged the foregoing instrument to be her voluntary act. Before me:



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

STATE OF OREGON)
) ss.
County of Lake)

On May 11, 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