

2006-020256

Klamath County, Oregon



00005790200600202560040042

10/09/2006 11:03:35 AM

Fee: \$36.00

Re-record to correct legal description

M06-00032

Klamath County, Oregon

01/03/2006 11:20:48 AM

Pages 4 Fee: \$36.00

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, **Grantor**, conveys and warrants to NJN FLYNN INVESTMENTS, LLC, **Grantee**, all of her right, title and interest in the real properties 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

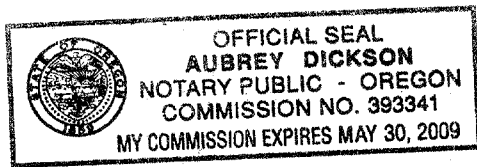
DEPARTMENT TO VERIFY APPROVED USES AND TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING
OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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"

(Anderson Properties – Parcels 1-5)

PARCEL 1:

The following described property situated in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 9: Government Lots 17, 18, 23, 24, 25, 26, 31 and 32

Section 10: Government Lots 19, 20, 21, 22, 25, 26, 27, 28, 30, 31 and 32

Section 15: Government Lots 3, 4, 5, 6; and that portion of Government Lots 11, 12 and 13 lying Northerly of the O.C. & E. Railroad Right of Way.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-03000-000;
Key No. 352166**

**Code No. 008; Account No. 3612-00000-03400-000;
Key No. 352200**

**Code No. 008; Account No. 3612-00000-03500-000;
Key No. 352246**

**Code No. 008; Account No. 3612-00000-03000-000;
Key No. 352629**

PARCEL 2:

The following described property situated in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 15: Government Lots 1 and 8.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-05200-000;
Key No. 352549**

PARCEL 3:

Government Lots 9 and 16 lying Southerly of the O.C. & E. Railroad right of way of Section 15, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the SE1/4NE1/4 of Section 15, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East ¼ corner of said Section 15 as marked by a ½ inch iron pin; thence North 00 degrees 24'00" West, along the East line of said Section 15, 250.00 feet to a P.K. Nail; thence South 89 degrees 07'15" West 30.00 feet to a 5/8" iron pin with Tru-Line Surveying Plastic Cap on the West right of way line of Godowa Springs Road; thence continuing South 89 degrees 07'15" West 348.48 feet to a 5/8" iron pin with Tru-Line Surveying Plastic Cap; thence South 00 degrees 24'00" East 247.00 feet to a 5/8" Iron Pin with Tru-Line Surveying Plastic Cap; thence continuing South 00 degrees 24'00" East 3 feet, more or less, to the South line of the SE1/4NE1/4 of said Section 15; thence Easterly 378.48 feet to the point of beginning, including the area in Godowa Springs Road.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-05301-000;
Key No. 874425**

PARCEL 4:

Government Lots 10 and 15 lying Southerly of the O.C. & E. Railroad right of way of Section 15, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-05400-000;
Key No. 352594**

PARCEL 5:

That portion of Government Lots 11, 12, 13 and 14 lying Southerly of the O.C. & E. Railroad right of way of Section 15, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-05700-000;
Key No. 352610**

PARCEL 6 – Deely Upper Ranch

Parcel II of Partition Plat #25-91, filed December 9, 1992 in the County Clerks Office, said Partition Plat being situate in Sections 26, 34, 35 and 36, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon.

**TAX INFORMATION: Code No. 008; Account No. 3612-00000-12900-000;
Key No. 354351
Code No. 008; Account No. 3612-03400-00500-000;
Key No. 354299**