

2006-020257

Klamath County, Oregon



00005791200600202570030032

10/09/2006 11:04:57 AM

Fee: \$31.00

Re-record to correct legal description

M06-00031

Klamath County, Oregon

01/03/2006 11:20:41 AM

Pages 3 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

NORA L. FLYNN, Trustee of the CON J. FLYNN CREDIT SHELTER TRUST UNDER WILL DATED MAY 27, 1994, **Grantor**, conveys and warrants to NJN FLYNN INVESTMENTS, LLC, **Grantee**, 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.

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

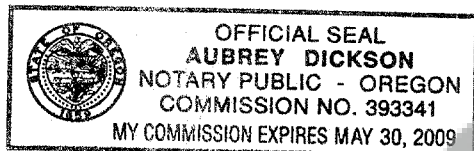
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: December 21, 2005

Nora L. Flynn, Trustee
NORA L. FLYNN, Trustee of the CON J. FLYNN
RESIDUARY MARITAL TRUST UNDER WILL
DATED May 27, 1994, and CON J. FLYNN
CREDIT SHELTER TRUST UNDER WILL
DATED MAY 27, 1994

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

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

Unofficial
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