

2009-008228

Klamath County, Oregon



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06/15/2009 09:19:57 AM

Fee: \$31.00

GRANTOR'S NAME AND ADDRESS:

Tina Marie DuMilieu
39767 Modoc Point Road
Chiloquin, OR 97624

STATE OF OREGON)
) ss.
County of Klamath)

GRANTEE'S NAME AND ADDRESS:

NJN FLYNN INVESTMENTS, LLC
421 South G Street
Lakeview, OR 97630

I certify that the within instrument was received for record on the _____ day of _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

AFTER RECORDING RETURN TO:

James C. Lynch
P. O. Box 351
Lakeview, OR 97630

Witness my hand and seal of County affixed.

SEND TAX STATEMENTS TO:

NJN FLYNN INVESTMENTS, LLC
421 South G Street
Lakeview, OR 97630

Name Title
By: _____
Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Tina Marie DuMilieu, formerly known as Tina Marie Leal**, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by **NJN FLYNN INVESTMENTS, LLC, an Oregon limited liability company**, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

TAX INFORMATION: Code 008; Map No. R-3612-01300-00600-000; Account No. R352451;
Code 008; Map No. R-3612-01300-00800-000; Account No. R352433;
Code 008; Map No. R-3612-01300-00801-000; Account No. R881014.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises free from all liens and encumbrances; and that Grantor will warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$76,182.91.

In construing this deed, and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 4th day of June, 2009.

Tina Marie DuMilieu
Tina Marie DuMilieu

STATE OF OREGON, County of Lake) ss.

This instrument was acknowledged before me on June 4th, 2009, by TINA MARIE DUMILIEU.



Julie A. Albertson
Notary Public for Oregon
My Commission Expires: 03-11-2011

EXHIBIT "A"

Parcel 1: That portion of Government Lot 19 lying South of the Oregon California and Eastern Railway and West of the Sprague River in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: That portion of Government Lot 20 lying South of the Oregon California and Eastern Railway in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3: All of Government Lot 21 and Government Lot 22, all in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM that portion of Government Lot 22 lying North of the Sprague River; ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation Highway Division by Deed recorded February 8, 1979 in Volume M79, Page 3114, Microfilm Records of Klamath County, Oregon.

Unofficial Copy