

2010-001033

Klamath County, Oregon



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01/28/2010 08:53:11 AM

Fee: \$47.00

Grantor's Name:

Noel B. Flynn and Cornelia P. Flynn
1361 County Commons Lane
Lake Oswego, Oregon 97034

Grantee's Name and Address:

Richard N. Flynn
James A. Flynn
c/o 13650 Camino La Cebadilla
Tucson, AZ 85749

After Recording, Return to:

Steven H. Smith
Smith, McDonald & Vaught, LLP
1100 SW 6th Avenue, Suite 1504
Portland, Oregon 97204

Until requested otherwise, send all tax statements to:

Richard N. Flynn
James A. Flynn
c/o 13650 Camino La Cebadilla
Tucson, AZ 85749

BARGAIN AND SALE DEED

NOEL B. FLYNN and CORNELIA P. FLYNN, GRANTORS, convey to RICHARD N. FLYNN and JAMES A. FLYNN, as tenants in common, each as to an undivided one half interest, GRANTEES, the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit "A" attached hereto.

The true consideration for this conveyance is love and affection. However, the actual consideration consists of or includes other value which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 22 day of October, 2009

By:

Noel B. Flynn

By:

Cornelia P. Flynn

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on this 22nd day of October, 2009 by Noel B. Flynn.



Teresa L. Paine
Notary Public for Oregon
My Commission Expires: 10-4-2013

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on this 22nd day of October, 2009 by Cornelia P. Flynn.



Teresa L. Paine
Notary Public for Oregon
My Commission Expires: 10-4-2013

Exhibit "A"

All rights, titles and interests in a Term Special Use Permit For Recreation Residences Authority for a recreation residence located on Lot A-03 of the LAKE OF THE WOODS tract, a plat of which is on file in the office of the forest supervisor, Klamath County, Oregon, together with any and all improvements located thereon, including a recreation residence, a well, septic system, storage shed, pump house, boat dock, driveway and conditional acceptance for a grill and fire pit and any and all personal property and furnishings contained therein or appurtenant thereto.

The term special use permit covers one acre and is as follows:

- (1) Lot A-03 of the LAKE OF THE WOODS tract, a plat of which is on file in the office of the forest supervisor.
- (2) Sec. 14, T. 37 S., R. 5 E., WILLAMETTE MERIDIAN.