

**2020-007586**

**Klamath County, Oregon**

**06/22/2020 12:53:45 PM**

**Fee: \$92.00**

## **SPECIAL WARRANTY DEED**

**UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:**

NJN FLYNN INVESTMENTS, LLC  
438 Mountain View  
Lakeview, OR 97630

**AFTER RECORDING,  
RETURN TO:**

Con P. Lynch  
PO Box 741  
Salem, OR 97308-0741

N & N FLYNN PROPERTIES, LLC, **Grantor**, conveys and specially warrants to NJN FLYNN INVESTMENTS, LLC, **Grantee**, all of its interest in the real property located in Klamath County, Oregon, and described as follows:

**See Attached Exhibit A**

**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 Settlor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Settlor under any title insurance policy, and Settlor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Settlor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Settlor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability or obligations.

**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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

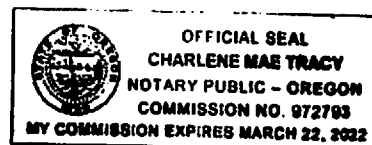
DATED: May 15, 2020

  
JOHN C. FLYNN, Manager

STATE OF OREGON       )  
                                  ) ss.  
COUNTY OF Lake     )

On May 15, 2020, personally appeared the above-named JOHN C. FLYNN, and acknowledged the foregoing instrument to be their voluntary act. Before me:

  
Notary Public for Oregon  
My Commission Expires: 03-22-2022



## Exhibit A

In the County of Klamath, State of Oregon, as follows:

**Parcel #1-An undivided one-fourth (1/4) interest-(Medicine Mtn)**

A parcel of land situate in Section 23, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: All that portion of Lots 2, 7, 10 and 15 lying Westerly of a line 20 feet West of the West Bank of the Canal and Brown Mineral Creek, EXCEPTING that portion thereof, lying in the right of way of the Klamath Falls-Lakeview Highway.

**TAX INFORMATION:** Code No. 008; Account No. 3612-00000-09200-000;  
Key No. 353192

**Parcel #2-An undivided one-fourth (1/4) interest-(Medicine Mtn)**

In Section 23, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon: Government Lots 6, 11, 14, 19, 22, 27 and 30 and Government Lot 3 EXCEPT the North 429 feet of the West 610 feet.

**TAX INFORMATION:** Code No. 008; Account No. 3612-023BO-00100-000;  
Key No. 357349.  
Code No. 008; Account No. 3612-023BO-00800-000;  
Key No. 353183.  
Code No. 008; Account No. 3612-00000-08900-000;  
Key No. 353218.  
Code No. 008; Account No. 3612-00000-09000-000;  
Key No. 353236.