

**2022-013349**

**Klamath County, Oregon**

11/16/2022 08:22:02 AM

Fee: \$102.00

**WARRANTY DEED**

Unless a change is requested,  
all tax statements shall be sent to  
Flynn Family, LLC  
P.O. Box 66  
Paisley, OR 97636

After recording, this Deed  
shall be delivered to:  
Brinich & Bertalan, LLP  
Wendy Miki Glaus  
250 NW Franklin Ave., Suite 101  
Bend, OR 97703

The true consideration for this transfer is other valuable consideration given.

FLYNN FAMILY LIMITED PARTNERSHIP, an Oregon Limited Partnership, Grantor  
conveys and warrants to FLYNN FAMILY, LLC, an Oregon Limited Liability Company, Grantee,  
the following described real property located in Klamath County, Oregon:

**Attached as Exhibit "A".**

SUBJECT TO all exceptions to coverage contained in grantor's policy or policies of title insurance insuring grantor's title to the subject property, if grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

The liability and obligations of Grantor to Grantee and Grantees 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 Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability of obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED 11/7/2022.

Mary Flynn O'Leary  
MARY FLYNN O'LEARY, General Partner

STATE OF OREGON                                )  
COUNTY OF Lake                            ) ss

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2022, by MARY FLYNN O'LEARY, as General Partner of Flynn Family Limited Partnership.



Melissa Walton  
Notary Public for Oregon

## EXHIBIT "A"

One-Third (1/3) interest in Parcel 1:

Township 36 South, Range 23 East of the Willamette Meridian, Lake County, Oregon

Section 7: Government Lot 2; SE1/4 of the NW1/4

Section 23: SE1/4 SE1/4

Section 27: NW1/4 NW1/4

Parcel 2

Unsurveyed Parcel 3 of Partition Plat No. 1998-G-135, located in sections 26, 27 and 28, township 36 South, Range 24 East of the Willamette Meridian Lake County, Oregon

Being fully described as follows:

Beginning at the West  $\frac{1}{4}$  corner of Section 27, said point being monumented by a 1928 GLO Brass cap with original stone next to brass cap; thence along section line North  $0^{\circ}47'00''$  East at 555.35 feet to the intersection of the Section line with the center of an existing dike; thence along the center of an existing dike South  $84^{\circ}04'06''$  East at 1082.79 feet; thence along an existing fence South  $83^{\circ}24'08''$  East at 1716.68 feet; thence along the center of an existing dike South  $83^{\circ}51'07''$  East at 1286.15 feet; thence along an existing fence South  $83^{\circ}12'20''$  East at 1725.56 feet to the intersection of said existing fence with the meander line; thence along said meander line South  $0^{\circ}26'07''$  West at 225.24 feet; thence along meander line South  $11^{\circ}17'02''$  West at 669.57 feet; thence along meander line South  $19^{\circ}54'22''$  West at 978.13 feet to the meander corner between Sections 26 and 27; thence along meander line South  $36^{\circ}56'15''$  West at 404.28 feet; thence along meander line South  $29^{\circ}08'23''$  West at 515.71 feet to the meander corner between Sections 27 and 34; thence westerly along Section line 2211.00 feet more or less to the South one quarter corner of Section 27; thence Westerly along Section line 2640.0 feet more or less to the southwest corner of Section 27; thence northerly along Section line 2671.02 feet more or less to the point of beginning

Parcel 3 (Tommy Flynn House)

Lots 89, 90 and 91, Town of Plush, Lake County, Oregon

Parcel 4 (Camas Property)

Lot 6 Camas Priarie Subdivision, Lake County, Oregon

One-Third (1/3) interest in Parcel 5

Township 38, south, Range 22 East of the Willamette Meridian, Lake County, Oregon

Section 2: S1/2 NE1/4; NE1/4 SE1/4

Section 33: SW1/4 SE1/4

One-Third (1/3) interest in Parcel 6  
Township 39 South, Range 20 East of the Willamette Meridian,  
Beginning at a point 880.8 feet South and 60 feet East from the Northeast corner of  
Block 64 of the Oregon Valley Land Company's Addition to the Town of Lakeview,  
Lake County, Oregon;  
Thence East to the West line of the E½ of the NE¼ of Section 16, Township 39  
South, Range 20 East of the Willamette Meridian, Lake County, Oregon.  
Thence South to a point which is 379 feet North from the Southwest corner of the  
E½ of the NE¼ of Section 16;  
Thence West to a point 60 feet East from the Southeast corner of Block 61 of the  
Oregon Valley Land Company's Addition;  
Thence North to the point of beginning.

#### KLAMATH COUNTY

##### Parcel 7:

A Parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12  
East of the Willamette Meridian, Klamath County, Oregon more particularly  
described as follows:

Beginning at a ¾ inch pipe marking the E ¼ of said Section 27, said point situated  
North 00°11'40" West 2637.81 feet from the Southeast corner of said Section 27;  
thence North 89°31'16" West 1007.39 feet to a 5/8 inch iron pipe on the North line  
of the SE ¼ of said Section 27; thence continuing North 89°31'16" West 30.17 feet;  
thence South 06°33'10" West 508.29 feet; thence East 30.20 feet to a 5/8 inch iron  
pin; thence continuing East 1067.01 feet to a 5/8 inch iron pin on the East line of  
said Section 27; thence North 00°11'40" West 496.31 to the point of beginning.

##### Parcel 8

A Parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12  
East of the Willamette Meridian, Klamath County, Oregon more particularly  
described as follows:

Beginning at a 5/8 inch pin on the East line of said Section 27, said point situated  
North 00°11'40" West 2141.50 feet from the Southeast corner of said Section 27;  
thence West 1067.01 feet to a 5/8 inch iron pin; thence continuing West 30.20 feet;  
thence South 06°33'10" West 767.00 feet; thence East 30.20 feet to a 5/8 inch iron  
pin; thence continuing East 1157.13 feet to a 5/8 inch iron pin on the East line of  
said Section 27; thence North 00°11'40" West 762.00 to the point of beginning.

Parcel 9

A Parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a 5/8 inch pin on the East line of said Section 27, said point situated North 00°11'40" West 1379.50 feet from the Southeast corner of said Section 27; thence West 1157.13 feet to a 5/8 inch iron pin; thence continuing West 30.20 feet; thence South 06°33'10" West 714.67 feet; thence East 30.20 feet to a 5/8 inch iron pin; thence continuing East 1241.10 feet to a 5/8 inch iron pin on the East line of said Section 27; thence North 00°11'40" West 710.00 to the point of beginning.

Parcel 10

A Parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a ¾ inch pipe marking the Southeast corner of said Section 27; thence North 00°11'40" West along the East line of said Section 27, 669.50 feet to a 5/8 inch iron pin; thence West 1241.10 to a 5/8 inch iron pin; thence continuing West 30.20 feet; thence South 06°33'11" West 669.22 feet to the South line of said Section 27; thence South 89°35'28" East along the said South line 30.17 feet to a 5/8 inch iron pin; thence continuing South 89°35'28" East 1319.24 feet to the point of beginning.

Parcel 11

Parcel 3 of Partition Plat No. 25-91 located in Sections 26, 34, 35 and 36 of Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon being further described as follows

Section 26: SW1/4; NW1/4 SE1/4; N1/2 N1/2 SW1/4 SE1/4

Section 34: NE1/4 NE1/4

Section 35: The Westerly 20 feet of the N1/2 NW1/4