

A-20982

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VOL 111 5232

JUL 4 1971

1 THIS INDENTURE WITNESSETH, that NYBACK'S FLOWER FAIR, a partnership, herein-
2 after known as Grantor, for the consideration hereinafter recited, has bargained
3 and sold, and by these presents does grant, bargain, sell and convey unto TOD E.
4 McCLASKEY and EDWARD H. PIETZ, their heirs and assigns, the following described
5 premises, situated in Klamath County, Oregon, to-wit:

6 A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South,
7 Range 9, E.W.M., more particularly described as follows:
8 Beginning at a one-half inch iron pin marking the Northwest corner of that
9 parcel of land conveyed to the United States National Bank of Portland by deed
10 recorded in Volume 293, page 435 of the deed records of Klamath County, Oregon;
11 thence South 00°55'30" East along the West line of said parcel and the Southerly
12 extension of said line 244.00 feet to the true point of beginning of this de-
13 scription; thence continuing South 00°55'30" East 140.00 feet; thence South
14 89°04'30" West perpendicular to said line 100.00 feet; thence North 00°55'30"
15 West parallel to said line 140.00 feet; thence North 89°04'30" East 100.00 feet
16 to the true point of beginning of this description.

17 SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation
18 District, and regulations, easements, contracts, water and irrigation rights in
19 connection therewith; Rules, regulations, liens and assessments of South Subur-
20 ban Sanitary District; Right of way for power line, including the terms and pro-
21 visions thereof, to The California Oregon Power Co., recorded Dec. 19, 1925, in
22 Deed Vol. 69, page 145, records of Klamath County, Oregon; Slope Easement, in-
23 cluding the terms and provisions thereof, contained in deed to State of Oregon,
24 by and through its State Highway Commission, recorded July 12, 1943, in Deed
25 Vol. 156, page 514, records of Klamath County, Oregon; Easement for water main,
26 including the terms and provisions thereof, to The California Oregon Power Co-
27 mpany, recorded May 20, 1946, Deed Vol. 189, page 162, records of Klamath
28 County, Oregon.

29 The true and actual consideration for this transfer is \$ 42,000.00 .

30 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
31 said Tod E. McClaskey as tenant in common as to an undivided one-half interest,
32 and unto the said Edward H. Pietz as tenant in common as to an undivided one-
half interest, their heirs and assigns forever. And the said grantor does here-
by covenant to and with the said grantees, their heirs and assigns, that grantor
is the owner in fee simple of said premises; that they are free from all in-
cumbrances, except those above set forth, and that grantor will warrant and de-
fend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantor has hereunto set its hand this 25th day of May,
1971.

NYBACK'S FLOWER FAIR

By Alrick Nyback
By Harold Thiede Nyback
Partners

GANDONG, GANDONG
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

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1 STATE OF OREGON)
2 County of Klamath) SS

3 On this 25 day of May, 1971, before me, a Notary Public, personally
4 appeared Alrick Nyback and Hazel Ninon Nyback, who acknowledged themselves to
5 be members of Nyback's Flower Fair, a partnership, and that they, as such part-
6 ners, being authorized so to do, executed the foregoing instrument for the pur-
7 poses therein contained by signing the name of the partnership by themselves
8 as co-partners.

9 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

10 (SEAL)

11 *Frank J. Hanson*
12 Notary Public for Oregon
13 My Commission Expires: *January 27, 1972*

14 STATE OF OREGON, }
15 County of Klamath } ss.

16 Filed for record at request of:
17 Klamath County Title Co.

18 on this 1 day of June A. D., 1971
19 at 4:24 o'clock P. M. and duly
20 recorded in Vol. M-71 of 9979 Deeds
21 Page 5232

22 WM. D. MILNE, County Clerk

23 Fee 3.00

24 By *Cheryl Buckner*

25 Deputy.

26
27 *Return*
28 KLAMATH COUNTY TITLE CO.
29 P.O. Box 151
30 Klamath Falls, Oregon
31 97601

32 Warranty Deed - Page 2.