

A-20982

5234

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

6 Beginning at a one-half inch iron pin on the South line of the relocated
7 right of way of the Klamath Falls-Lakeview Highway (South Sixth Street)
8 which bears South 80°45' West a distance of 290.3 feet and South 0°06'30"
9 West a distance of 11.82 feet from the Northeast corner of the NW¼ of
10 Section 3, Township 39 South, Range 9, E.W.M., said iron pin also being
11 the Northwest corner of parcel of land conveyed to The United States
12 National Bank of Portland by deed recorded in Vol. 293 page 435, Deed
13 Records of Klamath County, Oregon; thence North 89°58'30" West along
14 said relocated right of way line, a distance of 100.0 feet to an iron
15 pin and the true point of beginning of this description; thence South
16 0°06'30" West, parallel with the West line of said United States National
17 Bank parcel, a distance of 150.0 feet to an iron pin; thence South 89°58'30"
18 East, parallel to the South line of said relocated highway right of way,
19 a distance of 100.0 feet to an iron pin on the West line of said United
20 States National Bank parcel; thence South 0°06'30" West, along said West
21 line, a distance of 30.0 feet to a 5/8 inch iron pin marking the South-
22 west corner of said parcel; thence South 0°55'30" East a distance of
23 329.18 feet, more or less, to a 5/8 inch iron pin on the Northeasterly
24 right of way line of the O.C.&E. Railroad; thence North 67°15' West,
25 along said right of way line, a distance of 308.71 feet to a 5/8 inch
26 steel rod at the Southeasterly corner of parcel of land conveyed to
Orville W. Hall by deed recorded in Vol. 234 at page 245, deed records
of Klamath County, Oregon; thence North 0°08' West, along the East line
of said Hall parcel a distance of 388.26 feet to a 5/8 inch steel rod on
the South line of said relocated highway right of way line; thence South
89°58'30" East, along said right of way line, a distance of 183.8 feet,
more or less, to the point of beginning.

20 SAVING AND EXCEPTING a tract of land situated in the NW¼ of Section
21 3, Township 39 South, Range 9, E.W.M., more particularly described as
22 follows:

22 Beginning at a one-half inch iron pin marking the Northwest corner
23 of that parcel of land conveyed to the United States National Bank of
24 Portland by deed recorded in Volume 293, page 435 of the deed records
25 of Klamath County, Oregon; thence South 00°55'30" East along the West
26 line of said parcel and the Southerly extension of said line 244.00
feet to the true point of beginning of this description; thence con-
tinuing South 00°55'30" East 140.00 feet; thence South 89°04'30" West
perpendicular to said line 100.00 feet; thence North 00°55'30" West
parallel to said line 140.00 feet; thence North 89°04'30" East 100.00
feet to the true point of beginning of this description.

27 SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irriga-
28 tion District, and regulations, easements, contracts, water and irriga-
29 tion rights in connection therewith; Rules, regulations, liens and
30 assessments of South Suburban Sanitary District; Right of way for power
31 line, including the terms and provisions thereof, to The California
32 Oregon Power Co., recorded Dec. 19, 1925, in Deed Vol. 69, page 145,
records of Klamath County, Oregon; Slope Easement, including the terms
and provisions thereof, contained in deed to State of Oregon, by and
through its State Highway Commission, recorded July 12, 1943, Deed Vol.
156, page 514, records of Klamath County, Oregon; Easement for water
main, including the terms and provisions thereof, to The California

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

Warranty Deed - Page 1.

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Oregon Power Company, recorded May 20, 1946, Deed Vol. 189, page 162,
records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 125,500.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the
said Tod E. McClaskey as tenant in common as to an undivided one-half interest,
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
hereby 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 incumbrances, except those above set forth, and that grantor will warrant
and defend 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 Hazel Ninon Nyback
Partners

STATE OF OREGON)
County of Klamath) SS

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

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

(SEAL)

Frank J. Gaus
Notary Public for Oregon
My Commission Expires January 21, 1975

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath Co. Title Co.
on this 1 day of June A. D. 19 71
at 4:24 o'clock P. M. and duly
recorded in Vol. M-71 of Deeds
Page 5234

WM. D. MILNE, County Clerk

By Deputy Clerk
Fee fee 3.00 Deputy.

BANONG, BANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 2.

Return
KLAMATH COUNTY TITLE CO.
P.O. Box 151
Klamath Falls, Oregon
97601