

-WARRANTY DEED-

A-27316

REX Q. DAVIS, Grantor, conveys and warrants to NYBACK'S FLOWERS, INC., an Oregon corporation, Grantee, the following described property, free of encumbrances except as specifically set forth herein:

The Easterly one-half of Lot 7 Block 36, Original Town of Linkville, SAVING AND EXCEPTING that portion of said Lot 7 conveyed by L. F. Willits and Laura A. Willits, to Charles E. Worden by Deed dated October 10, 1905 and recorded October 10, 1905 in Volume 18 page 499, records of Klamath County, Oregon and that portion of said Lot 7 deeded by L. F. Willits and Laura A. Willits to Odd Fellows Hall Association by deed dated May 14, 1910 and recorded May 14, 1910, in Volume 29 on page 183, records of Klamath County, Oregon, ALSO SAVING AND EXCEPTING the Southeasterly 8 feet of Lot 7 for alleyway; TOGETHER WITH a Party Wall and Stairway Easement, including the terms and provisions thereof, as disclosed by Deed from Laura A. Willits, a widow, to Claud H. Davis and Ethel L. Davis, dated June 30, 1945 and recorded August 22, 1946, in Volume 194, on page 275, records of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; assessments and charges of the City of Klamath Falls for sewer services, 1976-77 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Five Thousand and No/100ths (\$25,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 2001 Park Ave, K Falls.

DATED this 20 day of Oct, 1976.

STATE OF OREGON }
County of Klamath } ss. Oct 20, 1976.

Personally appeared the above-named REX Q. DAVIS and acknowledged the foregoing instrument to be his voluntary act, Before me:
Shirley J. Smith
Notary Public for Oregon
My Commission expires 8-5-79
After recording return to
Grantee at 2001 Park Ave
K. Falls

STATE OF OREGON; COUNTY OF KLAMATH; ss.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

led for record at request of KLAMATH COUNTY TITLE
his 20th day of October A. D. 1976 at 3:57 o'clock P. M., and
duly recorded in Vol. M 76, of DEEDS on Page 16710

FEE \$ 3.00

Wm D. MILNE, County Clerk

By Hazel Smith