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2001 MAR 16 AM 11:21

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STATE OF OREGON,

} cc

NYBACK'S FLOWER FAIR

3614 S. Sixth Street

Klamath Falls, OR 97603

Grantor's Name and Address

SANDRA L. NYBACK SMITH

3614 S. Sixth Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SANDRA L. NYBACK SMITH

3614 S. Sixth Street

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SANDRA L. NYBACK SMITH

3614 S. Sixth Street

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 03/16/01, at 11:21 a.m.In Vol. M01 Page 10594

Linda Smith,

County Clerk Fee \$ 21.00

Deputy.

MTL 53334 - KR

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that NYBACK'S FLOWER FAIR, a partnership

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

SANDRA L. NYBACK SMITHhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Beginning at a 1/2 inch iron pin on the South line of the relocated right-of-way of the Klamath Falls - Lakeview Highway (South Sixth Street) which bears South 80°45' West a distance of 290.3 feet and South 0°06'30" West a distance of 11.82 feet from the Northeast corner of the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said iron pin also being the Northwest corner of parcel of land conveyed to The United States National Bank of Portland by deed recorded in Volume 293, page 435, Deed Records of Klamath County, Oregon; thence North 89°58'30" West along said relocated right-of-way line, a distance of 100.0 feet to an iron pin; thence South 0°06'30" West parallel with the West line of said United States National Bank parcel, a distance of 150.0 feet to an iron pin; thence South 89°58'30" East parallel to the South line of said relocated highway right-of-way, a distance of 100.0 feet to an iron pin on the West line of said United States National Bank parcel; thence North 0°06'30" East along said West line a distance of 150 feet, more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on March 15, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

NYBACK'S FLOWER FAIR, a partnership

by: Sandra L. Nyback Smith, Partner
SANDRA L. NYBACK SMITH

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on March 15, 2001

by

SANDRA L. NYBACK SMITH

as

Partner

of

NYBACK'S FLOWER FAIR, a partnership

Notary Public for Oregon

My commission expires

11/16/2003