

After Recording Return to:

ALFREDO LUNA HERNANDEZ

2420 Applegate Ave
Klamath Falls Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ALFREDO LUNA HERNANDEZ

Same as above

State of Oregon, County of Klamath

Recorded 08/19/04 10:28a m

Vol M04 Pg 54539-40

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ASDEN: 591163 MS
WARRANTY DEED
(INDIVIDUAL)

NYBACK'S FLOWERS INC., herein called grantor, convey(s) to ALFREDO LUNA HERNANDEZ, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof. ✓

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$140,000.00.**
(here comply with the requirements of ORS 93.930)

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.

Dated August 10, 2004.

NYBACK'S FLOWERS INC.

Sandra Nyback-Smith Pres.
BY : SANDRA NYBACK SMITH

STATE OF OREGON, County of Klamath) ss.

On Aug 10, 2004 personally appeared the above named Sandra Nyback-Smith as _____ of Nyback's Flowers, Inc. and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059163

Before me: [Signature]
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal

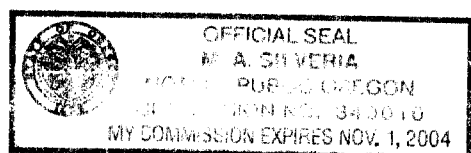


Exhibit A

The Easterly one-half of the following described real property: Lot 7, Block 36, ORIGINAL TOWN OF LINKVILLE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING that portion of Lot 7 conveyed by L.F. Willits and Laura A. Willits to Charles E. Worden by Deed dated October 10, 1905, recorded October 10, 1905, in Volume 18 page 499, Deed 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 page 183, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING the Southeasterly 8 feet of said Lot 7 for alleyway.