



# Aspen

## TITLE & ESCROW, INC.

ATT # 05034777

WARRANTY DEED

AFTER RECORDING RETURN TO:  
 LYNN E ACKLEY  
 SANDY L. ACKLEY  
 P.O. BOX 1441  
 TEMECULA, CA 92390

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

CHARLES W. BECKER hereinafter after called GRANTOR(S), convey(s)  
 to LYNN E ACKLEY AND SANDY L. ACKLEY, HUSBAND AND WIFE  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except 1) Subject to rules  
 and regulations of Fire Patrol District. 2) This property lies  
 within and is subject to the levies and assessments of the  
 Crescent Sanitary District. 3) Rights of the public in and to  
 any portion of the herein described premises lying within the  
 boundaries of roads or highways.

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  
 \$55,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 26 day of February 1990.

*Charles W. Becker*

CHARLES W. BECKER

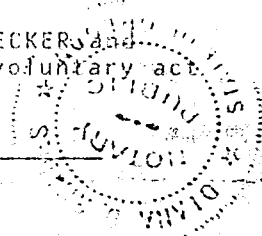
STATE OF OREGON, County of Josephine )ss

DATE 2-28-90

Personally appeared the above named CHARLES W. BECKER, and  
 acknowledged the foregoing instrument to be his voluntary act  
 and deed.

Before me: *Alvin D. Rhodes*  
 Notary Public for Oregon

My Commission Expires: April 12, 1992



90 MAR 15 AM 11 09

## EXHIBIT "A"

A tract of land located in the Southwest quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of the Dalles-California Highway, from which the Southwest one-sixteenth corner of said Section 30 bears North 10 degrees 21' 22" East, 661.61 feet to the most Southerly corner of that property described in Volume 261 at Page 447, Deed Records of Klamath County, Oregon; thence North 50 degrees 26' 40" West, 56.1 feet to the most Southerly corner of that property described in Volume 285 at Page 529, Deed Records of Klamath County, Oregon; thence continuing North 50 degrees 26' 40" West 154.33 feet, more or less, to a 1 1/2 inch diameter iron pipe on the Easterly right of way of the Klamath Northern Railway; thence South 39 degrees 40' 04" West, along said right of way, 658.92 feet to the most Northerly corner of that property described in Volume M-77 at Page 12058, Microfilm Records of Klamath County, Oregon; thence South 64 degrees 09' 25" East, 360.73 feet, more or less, to a point on the Westerly right of way of the Dalles-California Highway; thence Northeasterly along said right of way, 590 feet, more or less, to the point of beginning.

CODE 104 MAP 2409-30CC TL 700  
CODE 103 MAP 2409-30CC TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day  
of March A.D., 19 90 at 11:04 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 4804

FEE \$33.00

Evelyn Biehn County Clerk

By Daniel M. Mueland