

67062

08-30-93P01:37 RCVD  
WARRANTY DEED  
(Statutory Form)Vol. m93 Page 21820

MTC 30107

GRANTOR: RAY ROMO and SUSAN ROMO

CONVEYS AND WARRANTS TO

GRANTEE: LYNN E. ACKLEY and SANDY L. ACKLEY, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

The S1/2 NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of the centerline of the Little Deschutes River, SAVING AND EXCEPTING the Northerly 330 feet thereof.

TOGETHER WITH an easement 20 feet in width for ingress and egress described as the centerline of said easement to be in the road as now constructed and used and approximately described as follows:

- Beginning at a point on the West line of Section 9, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, that is 1250 feet South of the Northwest corner of said Section 9; thence South 70 degrees East 200 feet; thence South 15 degrees West 595 feet; thence South 35 degrees East 330 feet; thence South 12 degrees East 495 feet, thence South 20 degrees West 330 feet; thence South 10 degrees East 330 feet; thence South 70 degrees East 50 feet more or less to the Westerly right of way boundary of U. S. Highway No. 97

(See EXHIBIT A for continued Legal Description)

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 73,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: X Ray Romo X Susan Romo  
Ray Romo Susan Romo

DATED: August 1, 1993

Until a change is requested, all tax statements shall be sent to the following address:

Grantee at: 52675 Huntington Road - La Pine, Oregon 97739

STATE OF California County of San Bernardino ss. STATE OF OREGON, County of \_\_\_\_\_ ss.  
Date: August 9, 1993 Date: \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_ Personally appeared \_\_\_\_\_, who being  
Ray and Susan Romo sworn, stated that he/she is the \_\_\_\_\_ of  
and acknowledged the foregoing instrument to be their voluntary act and deed. grantor corporation and that this instrument was voluntarily signed and sealed on  
Before me: \_\_\_\_\_ behalf of the corporation. Before Me: \_\_\_\_\_

Stacie B. Smith Exp. 3/31/97  
NOTARY PUBLIC FOR California NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

(DON'T USE THIS SPACE:  
RESERVED FOR RECORDING  
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-20025L  
P. O. Box 6178  
Bend, Oregon 97708

No.:

Warranty Deed  
Romo/Ackley

EXHIBIT A - Continued Legal Description

ALSO an easement to use a strip of land 20 feet wide for ingress and egress, the centerline of said strip being as follows:

Beginning at a point which is 200' North of the 1/4 corner between Sections 8 and 9, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and on the section line separating said Sections, thence East 200' more or less to a point intersecting an easement granted by Brooks-Scanlon, Inc. (to KE Sandner on June 2, 1971) and recorded in the Klamath County records of easements in Volume M72, page 4738, Microfilm Records of Klamath County, Oregon, thence Southerly along said easement to the intersection of the Dalles-California Highway No. 97.

SUBJECT TO:

1. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Little Deschutes River.

2. An easement as contained in Deed to Ralph E. Gilchrist, recorded in Volume 60, page 622, Deed of Records of Klamath County, Oregon, to wit: "the right of easement for rights of way over all of the said Northeast quarter of Section eight for log roads and railways as may be necessary."

3. An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 17, 1952      Recorded: February 2, 1953  
Volume: 258, page 415, Deed Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: Electric transmission line across W1/2 NE1/4

4. Subject to the terms and provisions of easements recorded May 4, 1972 in Volume M72, page 4738 and recorded April 25, 1978 in Volume M78, page 8150, Microfilm Record of Klamath County, Oregon.

5. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 7, 1986      Recorded: April 10, 1987  
Volume: M87, page 6005, Microfilm Records of Klamath County, Oregon  
Rerecorded: December 24, 1987  
Volume: M87, page 22949, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: 40 foot wide electric transmission line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 30th day  
of Aug. A.D. 19 93 at 1:37 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 21820.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Anderson