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56545

ss.

WALLACE G. ACKLING & JUNE ACKLING
1745 N ELDORADO

KLAMATH FALLS OR 97601

Grantor's Name and Address

PAUL DOUGLAS ACKLING & WALLACE G. ACKLING
1745 N ELDORADO

KLAMATH FALLS OR 97601

Grantee's Name and Address

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

PAUL DOUGLAS ACKLING

1745 N ELDORADO

KLAMATH FALLS OR 97601

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

PAUL DOUGLAS ACKLING & WALLACE G. ACKLING

5777 HWY 97S

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/02/2002 3:15 P m.

Vol M02, Pg 56545-47

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WALLACE G. ACKLING & JUNE ACKLING

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

PAUL DOUGLAS ACKLING & WALLACE G. ACKLING, each as to an undivided 1/2 interest, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): and those apparent upon the land, if any, as of the date of this date

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 the whole part of the (indicate which) consideration.^① (The sentence between the symbols ^①, 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 8, 2002; 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 FEED 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.

STATE OF OREGON, County of Klamath

ss. March 8, 2002

This instrument was acknowledged before me on
WALLACE GORDON ACKLING & JUNE ACKLING

by

as

of

This instrument was acknowledged before me on

Notary Public for Oregon

My commission expires 11/16/2003



56546

EXHIBIT "A"

A parcel of land situated in Section 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Joe Wright Road, a county road, with the Easterly right of way line of the Dalles-California Highway, U. S. Highway No. 97, in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North 03° 38' 00" East along said Easterly right of way line of the Dalles-California Highway, 1220.68 feet; thence leaving said right of way line North 89° 52' 55" East 951.85 feet to a 5/8 inch iron pin; thence North 89° 49' 30" East 850.82 feet to a 5/8 inch iron pin; thence North 89° 48' 30" East 48.43 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 11° 20' 45" West 135.83 feet to a 5/8 inch iron pin; thence North 22° 14' 57" West 68.57 feet to a 5/8 inch iron pin; thence North 40° 33' 44" West 95.24 feet to a 5/8 inch iron pin; thence North 64° 58' 47" West 100.71 feet to a 5/8 inch iron pin; thence North 86° 46' 41" West 810.32 feet to a 5/8 inch iron pin; thence North 00° 25' 37" West 146.14 feet to a 5/8 inch iron pin; thence North 27° 13' 42" West 140.65 feet to a 5/8 inch iron pin; thence North 02° 37' 35" East 230.34 feet to a 5/8 inch iron pin; thence North 81° 53' 08" East 126.58 feet to a 5/8 inch iron pin; thence North 08° 58' 34" West 390.22 feet to a 5/8 inch iron pin; thence North 49° 07' 57" East 740.93 feet to a 5/8 inch iron pin on the Westerly right of way line of the U.S.B.R. Lost River Diversion Canal; thence following said Westerly right of way line the following courses and distances: South 00° 32' 20" East 239.14 feet, along the arc of a curve to the left (radius = 713.70 feet and central angle = 36° 21' 00") 452.79 feet; South 36° 53' 20" East 194.00 feet, North 53° 06' 40" East 20.00 feet, South 36° 53' 20" East 995.70 feet, along the arc of a curve to the left (radius = 641.70 feet, and central angle = 19° 22' 00") 216.90 feet, South 56° 15' 20" East 7.81 feet to the Northwesterly right of way line of the Southern Pacific Railroad; thence North 82° 50' 02" West 67.34 feet; thence South 89° 48' 30" West 526.55 feet to the true point of beginning of this description, with bearings based on recorded Survey No. 1472, as recorded in the office of the Klamath County Surveyor.

A parcel of land situated in Sections 17 and 18, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the intersection of the Northerly right of way line of Joe Wright Road, a county road, with the Easterly right of way line of the Dalles-California Highway No. 97 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North 03° 38' 00" East, along the Easterly right of way line of said Dalles-California Highway, 1220.68 feet to the true point of beginning of this description; thence continuing on said right of way line along the arc of a curve to the left, the chord of which being North 01° 26' 49" East, 538.97 feet to a 5/8 inch iron pin; thence continuing on said right of way line along the arc of a curve to the left, the chord of which being North 04° 10' 16" West, 108.07 feet to a 5/8 inch iron pin; thence leaving said right of way line North 82° 54' 16" East 775.95 feet; thence South 02° 37' 35" West 109.49 feet to a 5/8 inch iron pin; thence South 27° 13' 42" East 140.65 feet to a 5/8 inch iron pin; thence South 00° 25' 37" East 146.14 feet to a 5/8 inch iron pin; thence South 36° 46' 41" East 810.32 feet to a 5/8 inch iron pin; thence South 64° 58' 47" East 100.71 feet to a 5/8 inch iron pin; thence South 40° 33' 44" East 95.24 feet to a 5/8 inch iron pin; thence South 22° 14' 57" East 68.57 feet to a 5/8 inch iron pin; thence South 11° 20' 45" East 135.83 feet to a 5/8 inch iron pin; thence South 89° 48' 30" West 48.43 feet to a 5/8 inch iron pin; thence South 89° 49' 30" West 850.82 feet to a 5/8 inch iron pin; thence South 89° 52' 55" West 951.85 feet to the true point of beginning of this description, with bearings based on recorded Survey No. 1472, as recorded in the office of the Klamath County Surveyor.

RESERVING, HOWEVER, to Grantor, the right of ingress and egress over and upon the northerly portion of said property to provide to Grantor, his heirs and assigns, access to a parcel of property situated in Sections 17 and 20, of said township and range.