

A-27006

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Until a change is requested, all tax statements shall be sent to the following address: Kenneth L. Tuttle & Karen L. Tuttle  
Rt. 3, Box 1310, Klamath Falls, Oregon

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ESTHER KENEALLY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH L. TUTTLE and KAREN L. TUTTLE, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees, as tenants in common, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN:

Section 14: The SW-1/4 NW-1/4 SW-1/4  
and the SE-1/4 NW-1/4 SW-1/4

Section 15: Government Lots 3, 4, 9 and 11;  
the SW-1/4 SE-1/4; the W-1/2  
SE-1/4 SE-1/4; the W-1/2 E-1/2  
SE-1/4 SE-1/4 and the S-1/2  
NE-1/4 SE-1/4

Section 16: Government Lot 2 and the SE-1/4  
NE-1/4 lying Easterly of Highway  
No. 97

Section 22: Government Lot 1 and the N-1/2  
NE-1/4

Section 23: The W-1/2 NW-1/4 NW-1/4

SUBJECT TO:

(1) Rights of the public in and to any portion of the herein described property lying within the limits of any roads or highways.

(2) Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of the herein described premises lying below the high water line of Williamson River.

(3) Reservations and restrictions, including the terms and provisions thereof, contained in Land Status Report, dated October 16, 1958, recorded October 29, 1958 in Deed Volume 305 page 90, records of Klamath County, Oregon, as follows: "The following reservations are made: (a) Right of way of Pacific Telephone and Telegraph Company, approved on December 6, 1930, by Jos. M. Dixon, First Assistant Secretary, subject to the provisions of the act of March 3, 1901 (31 Stat. L., 1058-1083) and Departmental regulations thereunder. (b) The above described property is subject to all other existing easements for public roads and highways, for



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public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513). (Affects Sections 14 and 15)

(4) Right of Way Easement for transmission line, including the terms and provisions thereof, given by Francis Kirk to Pacific Power & Light Company, a corporation, dated August 29, 1966, recorded August 30, 1966 in Volume M66, page 8739, Microfilm records of Klamath County, Oregon. (Affects Sections 15 and 16)

(5) Mortgage, including the terms and provisions thereof, given by Esther Keneally, a single woman, to The Federal Lank Bank of Spokane, a corporation, dated July 1, 1974, recorded July 23, 1974 in Volume M74, page 8989, Microfilm records of Klamath County, Oregon, to secure the payment of \$100,000.00, which mortgage grantees agree to assume and pay and hold grantor harmless on account thereof.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants in common, their heirs and assigns forever.

And said grantor hereby covenants to and with said grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) and that grantor will warrant and forever defend the above-granted 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 \$290,000.00.

WITNESS grantor's hand this 16 day of July, 1976.

Return to:  
Nicholson & Co.  
323 main  
city

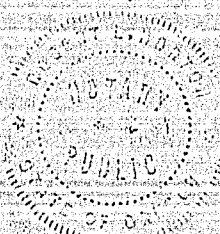
STATE OF OREGON )  
County of Klamath ) ss.

*Esther L. Keneally*

Before me this 16 day of July, 1976, personally appeared the above-named ESTHER KENEALLY and acknowledged the foregoing instrument to be her voluntary act and deed.

*Robert L. Norton*  
Notary Public for Oregon  
My Commission Expires: 8-9-76

(S E A L)



WARRANTY DEED (2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at Notary Public  
this 27th day of July A. D. 1976 at 3:30 o'clock P M., and  
duly recorded in Vol. M-76, of Deed on Page 11416

Fee \$6.00

By Wm D. Milne, County Clerk  
*Wm D. Milne*