

84618

-WARRANTY DEED-

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MTC-18931 K

KENNETH L. TUTTLE and KAREN L. TUTTLE, doing business as DOUBLE K RANCH, Grantors, convey and warrant to WILLIAM A. BARTLETT and CATHERINE M. BARTLETT, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27; and a tract of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 26 and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the corner common to Sections 26, 27, 34 and 35, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon; thence East, along the Section line a distance of 660 feet, more or less, thence North 1,747 feet; thence West, 2,020 feet to the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence South along the subdivision line, a distance of 1,747 feet, more or less, to the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence East, along the section line, a distance of 1,360 feet, more or less, to the point of beginning.

ALSO, a tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27 and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the $\frac{1}{4}$ corner common to said Sections 26 and 27; thence South 89°40' West along the centerline of said Section 27, a distance of 1,358.52 feet to the West boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; thence South 0°21' West along said West boundary a distance of 928.25 feet to an iron pin; thence North 89°29' East along the North line of that land deeded to Coleman and described in Deed Records of Klamath County, Oregon, in Volume 171, page 559, a distance of 2018.30 feet to an iron pin on the East boundary of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 26; thence North 0°21' East along said East boundary a distance of 928.51 feet to a point on the East-West centerline of said Section 26; thence South 89°05' West along the centerline of said Section 26, a distance of 659.82 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the following:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; thence Easterly along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27 to its intersection with the

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Westerly line of the Enterprise Irrigation District Canal; thence Southwesterly along the Westerly line of the Enterprise Irrigation District Canal to its intersection with the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27, said point being North 0°21' East a distance of 281.2 feet from the iron pin marking the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; thence Northerly along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27 a distance of 1056.4 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at an iron axle situated on the Southwest corner of said Section 26; thence North 89°05' East along the South line of said Section 26 a distance of 660 feet to an iron pin; thence North 0°21' East parallel with the West line of said Section 26, a distance of 1747.00 feet to an iron pin; thence South 89°29' West a distance of 1487.94 feet to an iron pin situated on the West edge of the Enterprise Irrigation District ditch easement; thence Southwesterly along the said Westerly ditch easement South 26°03' West 109.8 feet to a point; South 2°26' West 163.5 feet to a point; South 30°48' West 146.8 feet to a point; South 2°08' West 201.8 feet; South 27°04' West 450.2 feet to a point; South 12°27' West 264.8 feet to a point; South 26°51' West 260.5 feet to an iron pin on the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; thence South 0°21' West along the West line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27, a distance of 281.20 feet, to the iron pin marking the Southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, thence East to the point of beginning.
Klamath County Tax Account #3809-0000-5500 and #3809-2700-0300.

SUBJECT TO AND EXCEPTING (1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) Rules, regulations, liens and assessments of improvement and water user districts; (3) The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land become disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

NOT SUBJECT TO: That certain Mortgage dated February 15, 1988 between the Grantors herein, as Mortgagors and Obil S. Collman, et ux, as Mortgagees, recorded February 23, 1988 in Volume M-88 at page 2572, Records of Klamath County, Oregon, which Mortgage Grantors herein agree to pay according to the terms thereof and to save the Grantees harmless thereon.

The true and actual consideration for this conveyance is Ninety Three Thousand and No/100ths (\$93,000.00) DOLLARS.

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 use.

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Until a change is requested, all tax statements shall be mailed to Grantees at: 1276 Lakeshore Drive, Klamath Falls, OR 97601.

DATED this 17th day of February, 1988.

DOUBLE K. RANCH,

By: Kenneth L. Tuttle
Kenneth L. Tuttle

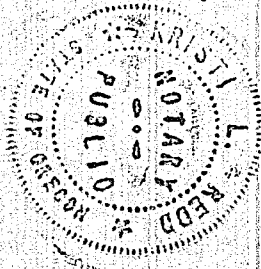
By: Karen L. Tuttle
Karen L. Tuttle

STATE OF OREGON)

County of Klamath)

ss. February 17, 1988.

Personally appeared the above-named KENNETH L. TUTTLE and KAREN L. TUTTLE, doing business as Double K Ranch, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of February A.D., 19 88 at 2:30

FEE \$20.00

of Deeds o'clock P M., and duly recorded in Vol. M88 the 23rd day

on Page 2586

By Evelyn Biehn,

County Clerk

AFTER RECORDING RETURN TO:

Brandsness, Brandsness & Davis, P.C.
411 Pine Street
Klamath Falls, OR 97601

BRANDSNESS & BRANDSNESS, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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KLAMATH FALLS, OREGON 97601

3. WARRANTY DEED