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MT-18930K

-WARRANTY DEED-

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

PARCEL 1. SE $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, EXCEPTING therefrom the SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 22, ALSO EXCEPTING therefrom that portion conveyed to the State of Oregon by deed dated March 18, 1937, recorded March 25, 1937, in Volume 108, page 287, Deed Records of Klamath County, Oregon, ALSO EXCEPTING therefrom that portion conveyed by the First National Bank of Portland, Testamentary Trustee under the Last Will and Testament of Amy Ryan Zumbrun, also known as Amy L. Zumbrun, deceased, to Fort Klamath Cemetery Association by deed recorded July 29, 1946, in Volume 193, page 127, Deed Records of Klamath County, Oregon, and being described as that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 22 lying South of the Crater Lake Highway, ALSO EXCEPTING therefrom those portions conveyed by deed recorded in Volume 99, page 499, and in Volume 99, page 501, and in Volume 101, page 157, Deed Records of the County of Klamath, State of Oregon, to the State of Oregon.

ALSO, beginning at the iron pin which marks the Southeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, and running thence North 89 degrees 32' West along the South line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 22, a distance of 337.45 feet to an iron pin; thence North 85 degrees 44' East a distance of 338.38 feet to an iron pin; thence South along the Section line a distance of 27.9 feet, more or less, to the point of beginning, being in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian;

ALSO, all that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian lying Westerly and Southwesterly of the Crater Lake Highway #62; ALSO EXCEPTING therefrom that portion conveyed by William Zumbrun, et ux, to Klamath County, in Deed Volume M66, page 7990, dated July 22, 1966, recorded August 8, 1966, Records of Klamath County, Oregon;

ALSO, all that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, and N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian lying Westerly of the Crater Lake Highway #62.

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

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Government Lots 8, 9, 10, 11 and NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian.

PARCEL 2. All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, lying Southerly of State Highway 62 as the same is presently located and constructed, and all that portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, lying Southwesterly of State Highway 62 as the same is presently located and constructed.

PARCEL 3. Section 22, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian: That portion of the E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southwesterly of the Highway. EXCEPTING THEREFROM that parcel of land described in Warranty Deed recorded June 13, 1960, in Deed Volume 322, page 55, Klamath County Deed Records; being the East 510 feet of that portion of the E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section lying Southerly of the State Highway. Klamath County Tax Accounts #3307-V0000-4900, 3307-V2300-0600, 3307-V2300-

SUBJECT TO AND EXCEPTING: /0500 and 3307-V2200-0200.

(1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes 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; (3) The assessment roll and the tax roll disclose that the premises herein described were specifically assessed as Potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.

The true and actual consideration for this conveyance is Three Hundred Fifteen Thousand and No/100ths (\$315,000.00) 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.

Until a change is requested, all tax statements shall be mailed to Grantees at: Rt. 5 Box 1310 Cove Point, Klamath Falls, Oregon 97601.

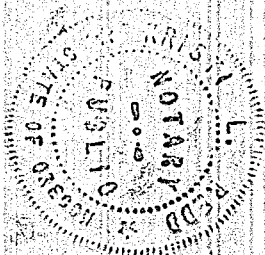
DATED this 17th day of February, 1988.

x William A. Parker
x Calvin M. Bartlett

STATE OF OREGON)
) ss. February 17, 1988.
County of Klamath)

2592

Personally appeared the above-named WILLIAM A. BARTLETT and CATHERINE M. BARTLETT, husband and wife, 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 the 23rd day
of February A.D., 19 88 at 2:31 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 2590

FEE \$20.00

Evelyn Biehn, County Clerk
By P. M. Smith

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
411 PINE STREET

KLAMATH FALLS, OREGON 97601

3. WARRANTY DEED