

27715

WHEN RECORDED MAIL TO:

Double K Ranch  
c/o Kenneth L. Tuttle  
1596 Cove Point Rd.  
Klamath Falls, Oregon 97601

STATE OF OREGON

Vol. 1991 Page 5933

County of \_\_\_\_\_

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
affixed.

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

MAIL TAX STATEMENTS TO:

DOUBLE K RANCH  
c/o KENNETH L. TUTTLE  
1596 COVE POINT ROAD  
KLAMATH FALLS, OR 97601

K-43007

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy \_\_\_\_\_

WARRANTY DEED  
Virginia E. Zumbun, an estate in fee simple, to  
DOUBLE K RANCH, an Oregon partnership, and  
GRANTOR, conveys and warrants to

DOUBLE K RANCH, an Oregon partnership,  
GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth below:

Those portions of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 23 and the NW $\frac{1}{4}$  and N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$  of  
Section 26, Township 33 South, Range 7 $\frac{1}{2}$  E.W.M., lying East of Highway No.  
62;

EXCEPTING THEREFROM a parcel conveyed to Gordon W. Barrie and Ruth E.  
Barrie by deed recorded in Volume M-70, Page 9908;

ALSO EXCEPTING a strip of land conveyed to Randy J. Sparacino, et ux,  
described as follows: Beginning at a point on the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$   
of Section 23, T. 33 S., R. 7 $\frac{1}{2}$  E.W.M., from which point a 5/8" rebar with  
aluminum cap marking the SW 1/16 corner of said Section 23 as set during

(CONTINUED ON THE REVERSE SIDE HEREOF)

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00. However,  
the actual consideration paid for this transfer is not to be taken into account in the determination of the value of the property for  
ad valorem taxation purposes.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 2nd day of April, 1991.

Virginia E. Zumbun  
VIRGINIA E. ZUMBUN

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named

VIRGINIA E. ZUMBUN

April 2, 1991

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires

6-1-93

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini &amp; Knieps

Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

I certify that the within instrument was recorded for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ of \_\_\_\_\_ filed for record \_\_\_\_\_ and to Deeds of said County \_\_\_\_\_  
Witness my hand and seal of County \_\_\_\_\_  
\_\_\_\_\_

(Don't use this space for recording filed in court this space used)

MAIL TAX STATEMENTS TO:  
DOUBLE K RANCH  
c/o KENNETH L. TUTTLE  
1500 COVE POINT ROAD  
KLAMATH FALLS, OR 97601

**(REAL PROPERTY DESCRIPTION, CONT.):**

R.O.S. No. 3749 bears North 00°04'11" West 350.00 feet; thence South 89°55'49" West 8.00 feet; thence South 00°04'11" East 338.00 feet; thence North 89°55'49" East 8.00 feet to a point on the East line of said SW¼SW¼; thence along said East line North 00°04'11" West 338.00 feet to the point of beginning.

RESERVING unto Grantor the use and possession of the residence, and contiguous yard, garage, and non-exclusive use of existing roadway for ingress and egress on the terms and conditions set forth in that certain Memorandum of Reservation of Life Estate recorded as Document No. M91-5929, Microfilm Records of Klamath County, Oregon, to which reference is hereby made and which, by that reference, is incorporated into this deed as though fully set forth in it.

**SUBJECT TO:**

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Easement for driveway, including the terms and provisions thereof, given by Virginia E. Zumbrun to Mildred Garrett, dated January 23, 1974, recorded February 2, 1974, in Volume M-74, Page 2639, Deed Records of Klamath County, Oregon.
3. Right-of-Way Easement, including the terms and provisions thereof, given by Virginia Zumbrun to Pacific Power & Light Company, a corporation, dated May 14, 1981, recorded June 8, 1981, in Volume M-81, Page 10140, Deed Records of Klamath County, Oregon.
4. Telephone Line Right-of-Way Easement, including the terms and provisions thereof, given by Virginia E. Zumbrun to Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, dated October 5, 1983, recorded January 9, 1984, in Volume M-84, Page 358, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of April A.D. 19 91 at 9:01 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 5933.  
Evelyn Biehn County Clerk  
By Pauline M. Henderson

FEE \$33.00

3/10/91  
Klamath County Title Co.  
Klamath Falls, Oregon 97601