

-WARRANTY DEED-

KENNETH L. TUTTLE AND
KENNETH L. TUTTLE, dba DOUBLE K RANCH, an Oregon Partner-

ship, Grantor, conveys and warrants to RONALD N. HESSER and BEVERLY A. HESSER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Government Lots 1, 6, 7 and 8 of Section 32, Township 30 South, Range 8 East of the Willamette Meridian.

The NE $\frac{1}{4}$ of Section 5 and the N $\frac{1}{4}$ of Section 6, Township 31 South, Range 8 East of the Willamette Meridian

TOGETHER WITH all fencing materials, including rail road ties, steel posts, wire and gates, refrigerator, range and wood stove.

SUBJECT TO AND EXCEPTING:

(1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1981-82, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exist; (2) Land Status Reports recorded in Deed Volume 307, page 620, Volume 307 page 642, Volume 308 page 73 and in Volume 308 page 97, records of Klamath County, Oregon, show the following reservation: "The above described property is subject to any existing easements for public roads and highways, for 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., Inst. January 13, 1916 44 L.D. 513)".; (3) Right of Way to Pacific Telephone and Telegraph Company, including the terms and provisions thereof, as disclosed by Land Status Report recorded in Deed Volume 307 page 642, records of Klamath County, Oregon; (4) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Three Hundred Thirty Five Thousand and No/100ths (\$335,000.00) DOLLARS.

Until a change is requested, all tax returns shall be mailed to Grantees at _____.

DATED this 15 day of Dec, 1981.

DOUBLE K. RANCH, an Oregon
Partnership

By: Kenneth L. Tuttle
Partner

Kenneth L. Tuttle
Kenneth L. Tuttle

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

92 JAN 9 AM 8 35

STATE OF OREGON)
County of Klamath) ss. December 18, 19 81.

Personally appeared the above-named KENNETH L. TUTTLE and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-83

State of Oregon)
County of Klamath) ss December 18, 1981

Personally appeared the above-named Kenneth L. Tuttle & Karen L. Tuttle as Partners for Double K. Ranch, an Oregon Partnership, and acknowledged the foregoing instrument to be his voluntary act. Before Me:

[Signature]
Notary Public for Oregon
My commission expires: 8-5-83

Return to: Scott Runels
P.O. Box 10
Malin, Oregon 97632

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 9th day of Jan. A.D. 19 92
at 8:35 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 501
Evelyn Biehn County Clerk
By Pauline Muller Deputy.

Fee, \$33.00

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED