Mtc82407-TM

THIS SPACE RES

2008-010242 Klamath County, Oregon



07/17/2008 11:39:17 AM

Fee: \$61.00

After recording return to:

Kenneth L. Tuttle, M.D., as to an undivided 25%

interest

1696 Cove Point Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to The following address:

Kenneth L. Tuttle, M.D., as to an undivided 25% interest

interest

1696 Cove Point Rd.

Klamath Falls, OR 97601

Escrow No.
Title No.

MT77268-KR

Title No.

0077268

STATUTORY WARRANTY DEED

William A. Bartlett & Catherine M. Bartlett Kenneth L. Tuttle, M.D., as to an undivided 25% interest/The Bartlett Family Trust, as to an undivided 25% interest; Alden B. Glidden, M.D., as to an undivided 25% interest Gary Nicholson, as to an undivided 5% interest Cathy Wirth, as to an undivided 5% interest; Tim Nicholson, as to an undivided 5% interest; Judy Nicholson, as to an undivided 5% interest, Grantor(s) hereby convey and warrant to South Central Enterprises, LLC, an Oregon limited liability company, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

That portion of the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of Tract 1163, CAMPUS VIEW, described as follows:

A tract of land situated in the SE1/4 at the NW1/4 of Section 20, in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 1/4 inch axle which is the Northwest corner of the SE1/4 of the NW1/4 of said Section 20; thence South 89° 09' 56" East 371.47 feet to a 6 by 6 inch concrete monument with metal cap which is the Southwest corner of the Oregon Institute of Technology Campus as the same appears on Record Survey No. 708 in the office of the County Surveyor of Klamath County, Oregon; thence South 89° 10' 29" East on the South line of said Oregon Institute of Technology Campus boundary 347.94 feet to a 5/8 inch iron pin; thence South 02° 42' 18" West 373.88 feet to a 5/8 inch iron pin; thence Northwesterly 217.28 feet along the arc of a curve to the right through a central angle of 07° 59' 24" and a radius of 1,588.11 feet from a tangent bearing of North 68 $^{\circ}$ 59' 23" West to a 5/8 inch iron pin; thence South 29° 00' 01" West 60.00 feet to a 5/8 inch iron pin; thence Southeasterly 30.81 feet along the arc of a curve to the right through a central angle of 88° 15' 03" and a radius of 20.00 feet, tangent to a bearing of South 16° 52' 28" East the chord of which bears South 16° 52' 28" East 27.85 feet, to a 5/8 inch iron pin; thence Southerly 53.85 feet on the arc of a curve to the left, through a central angle of 24° 37' 25" and a radius of 125.29 feet, the chord of which bears South $14\,^{\circ}$ 56' 21" West 53.43 feet to a 5/8 inch iron pin; thence South 02° 37' 39" West 40.00 feet to a 5/8 inch iron pin; thence North 87° 22' 21" West 200.00 feet to a 5/8 inch iron pin; thence South 02° 37' 39" West 58.03 feet to a 5/8 inch iron pin; thence North 89° 13' 34" West 272.76 feet to a 5/8 inch iron pin and the North-South centerline of the NW1/4 of said Section 20; thence North 00° 46' 26" East on the North-South centerline of Section 20, 508.00 feet to the Northwest corner of the SE1/4 of the NW1/4 of Section 20 and the point of beginning.

The true and actual consideration for this conveyance is **\$fulfillment of Real Estate Contract recorded on June 27**, 2005 in Volume M05, page 48417, Microfilm Records of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 20th day of Welcember, 2006.

Kenneth L. Tuttle, MD M S Alden B. Glidden, MD

The Bartlett Family Trust

Trustee

See additional Grantor signatures and notary acknowledgements on attached pages

State of Oregon County of KLAMATH

This instrument was acknowledged before me on Mec. 20, 2006 by Kenneth C. Tuttle, MD

trument was acknowledged before me on <u>NCC 20</u>, 2006 by _ and Aden B. Glidden MD

(Notary Public for Oregon)

My commission expires /// 2007



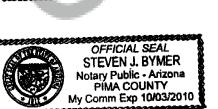
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Dated this ZO day of Doccuber	2006	. 0
Kenneth L. Tuttle, MD	Alden B. Glidden, MD	
Kenneth L. Tuttle, MD	Aldell B. Gilddell, MD	
The Bartlett Family Trust	4	
The Bartlett Family Trust William Com Order		
	Trustee	
See additional Grantor signatures and notary acknowledgements on attached pages		
State of Oregon ARIZONA County of KLAMATH PIMA	\sim 1/1/	
This instrument was acknowledged before me	on 20 th December, 2006	by William A Bartlett

(Notary Public for

ommission expires



OFFICIAL SEAL
STEVEN J. BYMER
Notary Public - ArizonaMy
PIMA COUNTY

My Comm Exp 10/03/2010

The true and actual consideration for this conveyance is **\$fulfillment of Real Estate Contract recorded on June 27**, 2005 in Volume M05, page 48417, Microfilm Records of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 27 day of Docember, 2006

Gary Nicholson

State of Oregon County of County of

This instrument was acknowledged before me on Delli 121 2006 by 60 M

My commission expires Feb 14 300

(Notary Public for Oregon)

OFFICIAL SEAL
SUNSHINE PENICK
NOTARY PUBLIC-OREGON
COMMISSION NO. 389781
MY COMMISSION EXPIRES FEBRUARY 16, 2009

The true and actual consideration for this conveyance is **Sfulfillment of Real Estate Contract recorded on June** 27, 2005 in Volume M05, page 48417, Microfilm Records of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Sue Anderson

State of Montana County of _____

This instrument was acknowledged before me on Licenber 24 2006 by

(Notary Public for Montana)

My commission expires_

LINDAR. PFISTER

Residing at Helena, Montana My Commission Expires

May 20, 2010

NOTARY PUBLIC for the State of Montana

The true and actual consideration for this conveyance is **\$fulfillment of Real Estate Contract recorded on June 27, 2005 in Volume M05, page 48417, Microfilm Records of Klamath County, Oregon.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 264 day of Weember 2016.
Cathy Wirth Cathy Wirth Cathy Wirth Cathy Wirth Cathy Wirth Cathy Wirth Cathy Wirth
State of Oregon Wallawa County of Wallawa
This instrument was acknowledged before me on Lile 2006 by CATHY WiRth.
(Notary Public for Oregon)

My commission expires

The true and actual consideration for this conveyance is **\$fulfillment of Real Estate Contract recorded on June 27, 2005 in Volume M05, page 48417, Microfilm Records of Klamath County, Oregon.**

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Dated this 28 day of DECEMBO	FR, 2006
J. Delh	
Tim Nicholson	
State of California County of ORANJE	
County of ORAN Je	
This instrument was acknowledged before me on	12-28-06, 2006 by Tim Ni Cholson

(Notary Public for California)
My commission expires 172-C2(2006)



THUS SPACE RESERVED FOR RECORDER'S USE



After recording retion to: Shortesh L. Tuttle, M.D., as 6-on undivided 23% interest

1696 Cave Point Rd.

Kigmath Falts, OR 97501

Until a change is requested all tax starements shall be seen to The following address:

Kenneth L. Tuide, M.P., as to an endivided 25%

interest

1696 Cave Point Rd.

Flangth Fairs, OR 97601

Estrone No. Take No. MTT7268-KK

0977768

San

STATUTORY WARRANTY DEED

Kenneth L. Tuttle, M.D., as to an undivided 25% interest The Bartlett Family Trust, as to an undivided 25% interest Alden B. Gidden, M.D., as to an undivided 25% interest Gary Nicholson, as to an undivided 5% interest Cathy Wirth, as to an undivided 5% interest Cathy Wirth, as to an undivided 5% interest Tim Nicholson, as to an undivided 5% interest Judy Nicholson, as to an undivided 5% interest, Granumy) hereby convey and watern to South Court at Enterprises, LLC, an Oregon limited liability company. Courted the Minimag described resignosery in the Courty of KLAMATH and State of Gregon flow of commissioners except as a position by an incidence.

1. HOAL DESCRIPTION

That portion of the SET/4 NWI/4 of Seution 20, Township 38 South, Rango 9 East of the Willamette Meridian. Klameth tourty. Oregon, lying North and Wist of Tract 1163, CANNUM VIEW, described as follows:

A tract of land bibuated in the S\$1/4 at the NW1/4 of Section 20, in Township 38 South, Range 9 Past of the Willamette Meridian, Klamath County, Oregon, more periodiarly described as follows:

Beginning at a 1 174 lich axis which is the Worthwest corner of the SEL/4 of the NW1/4 of said Section 20: thence fourh 89° ty' 56° East 371147 feet to 2 6 by 6 lack concrete monument with Metal cop which is the Southwest corner of the Oregon institute of Touthology Campus so the same abbears on Medard Survey No. 708 in the office of the County Surveyor of Klamath County, Orogon, theree Couth 59" 13' 29" East on the South line of said Oregon Testitute of Technology Campus boundary 347.94 Seet to a 5/8 inch iron pin: thands South SE' 42 10" West 373.88 Feet to a 5/8 inch iron pin: therea Northwesterly 219.20 feat along the arc of a curve to the right through a central angle of 00° 59° 84° and zradius of 1,588.11 fast from a tangen, beauting of North 88° 591 23" West to a 5/8 imph iron ping thence South 29° 00° 01" West 60.00 feet to a 5/8 inch from pin; thence Soft westerly 30.81 feet along the ero of a curve to the right through a central angle of 86° 15° 03" and a radius of 20.00 feet, tangent to a bearing of South 16° 52° 88° Wash the chord of which bears South 16° 52' 27' wast 27.85 isel, to a 5/8 inch iron pin; thence Southerly 53.85 feet on the tro of a curve to the left; through a central ancie of 24° %/ 15" and a fadius of 125.29 feet, the shoud of which bears South 14° 00' 21" West 53.43 feet to a 5/% Linch iron gin: these South 82° 39' 39" West 40.00 feet to a 5/8 inch iron pin; Shence Month 67° 22° 21° West 200.00 (seet to a 5/8 inch iron pla) thence South 02° 37' 39" Mest F8.03 feet to a 5/8 inch iron pin; thence Morth 897 13: 34" West 272.76 feet to a 5/8 lach iron pin and the Korth-Routh denterline of the NWO/4 of soid Section 20; thence Workh 00° 46' 26" Bast on the North-South centorline of Section 20, 508.00 feet to the Variablest corner of the SFI/4 of the NWL/4 of Section 20 and the point of beginning.

Page 2 - Statutory Womanty Deerl - Signature/Notary Page Escrow No. MT77268-KR

The above described property is free of encumbrance's except all those thems of record. If any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is Stutfillment of Real Estate Contract recorded on June 27, 2005 in Volume 2005, page 48417, Witcrefilm Records of Klamath County, Oregon.

SEFORE SIGNING OR ACCEPTING THIS ENSTRUMENT, THE PERSON TRANSFERRING PLE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 197-852. THIS INSTRUMENT DOES 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST PARAMING OR PORKST PRACTICES AS ORFENED IN ORS 16,930 AND TO INQUIRE ABOUT THE RIGHTE OF NEIGHBORING PROFERTY OWNERS, IF ANY, UNDER ORS 197 352.

December 28 day of December 2006

This instrument was acknowledged before me on 🔾 e. 28

Julia A. Flockhard. 2000 by

MoLARY, Public

My commission express Aug 14. 7007

JULIE A. FLOCKHART Commission # 1434910 Notary Public - California **Humboldt County** My Comm. Expires Aug 14, 2007