

2010-003278

Klamath County, Oregon



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03/15/2010 09:29:42 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Kathleen A. Fowzer
Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suites 1500-2000
Portland, Oregon 97204

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:**

Karen L. Tuttle
1696 Cove Point Road
Klamath Falls, OR 97601

WARRANTY DEED

KAREN L. TUTTLE, as co-owner and co-registrant, and as Personal Representative of the Kenneth L. Tuttle Estate, co-owner and co-registrant, of DOUBLE K RANCH, an assumed business name ("Grantor"), conveys and warrants to KAREN L. TUTTLE, as her separate property, and to KAREN L. TUTTLE, as Personal Representative of the Kenneth L. Tuttle Estate (collectively, "Grantees"), each as to an undivided fifty percent (50%) interest, the following described real property:

See Exhibit "A" attached hereto (the "Property").

The Property is free of encumbrances except those of record.

When originally purchased, the Property was conveyed to Double K Ranch, which is an assumed business name owned by and registered to Kenneth L. Tuttle and Karen L. Tuttle. Grantor affirms that Double K Ranch is a sole proprietorship presently owned by Karen L. Tuttle, individually and as Personal Representative of Kenneth L. Tuttle, who died on January 28, 2009. In addition to the conveyance described herein, this deed is being recorded to correct any defect in title arising as a result of the conveyance of the Property to the assumed business name, Double K Ranch, instead of the true owners, Kenneth L. Tuttle and Karen L. Tuttle.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance consists of other property or value given or promised, which was either part or the whole consideration.

DATED as of the 9th day of February, 2010.

GRANTOR:

Karen L. Tuttle

Karen L. Tuttle, as co-owner and co-registrant, and as Personal Representative of the Kenneth L. Tuttle Estate, co-owner and co-registrant, of DOUBLE K RANCH, an assumed business name

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me this 9th day of February, 2010, by Karen L. Tuttle, as co-owner and co-registrant, and as Personal Representative of the Kenneth L. Tuttle Estate, co-owner and co-registrant, of Double K Ranch, an assumed business name.



Crystal Knoke
Notary Public for Oregon
My Commission Expires: 1-21-2011

EXHIBIT A

Legal Description of the Property

Parcel #1 (R-3307-V2300-00600-000 and R-3307-V0000-04900-000)

SE 1/4 of Section 22, Township 33 South, Range 7-1/2 East of the Willamette Meridian, EXCEPTING therefrom the SE 1/4 NE 1/4 NE 1/4 SE 1/4 of said Section 22, ALSO EXCEPTING therefrom that portion conveyed to the State of Oregon by deed dated March 18, 1937, in Volume 108, page 287, Deed Records of Klamath County, Oregon, ALSO EXCEPTING therefrom that portion conveyed to Fort Klamath Cemetery Association by deed recorded July 29, 1946 in Volume 193, page 127, Deed Records of Klamath County, Oregon, ALSO EXCEPTING therefrom those portions conveyed by deed recorded in Volume 99, page 499 and in Volume 101, page 157, Deed Records of Klamath County, Oregon, ALSO EXCEPTING therefrom that portion conveyed to Fort Klamath Cemetery Association by deed recorded May 27, 2008 in Volume 2008-007594, Microfilm Records of Klamath County, Oregon.

ALSO, beginning at the iron pin which marks the Southeast corner of the SE 1/4 NE 1/4 NE 1/4 SE 1/4 of Section 22, Township 33 South, Range 7-1/2 East of the Willamette Meridian, and running thence North 89°32' West along the South line of the SE 1/4 NE 1/4 NE 1/4 SE 1/4 of said Section 22, a distance of 337.45 feet to an iron pin; thence North 85°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 the SE 1/4 NE 1/4 NE 1/4 SE 1/4 of Section 22, Township 33 South, Range 7-1/2 East of the Willamette Meridian.

ALSO, all that portion of the SW 1/4 SW 1/4, SW 1/4 NW 1/4 SW 1/4, S 1/2 SE 1/4 NW 1/4 SW 1/4, S 1/2 N 1/2 SE 1/4 NW 1/4 SW 1/4 of Section 23, Township 33 South, Range 7-1/2 East of the Willamette Meridian lying Westerly and Southwesterly of the Crater Lake Highway 62; 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 Deed Records of Klamath County, Oregon; ALSO EXCEPTING therefrom that portion deeded for roads in deed recorded in Volume 99, page 501, and in Volume 101, page 157, Deed Records of Klamath County, Oregon; ALSO EXCEPTING therefrom that portion deeded for roads in deed recorded in Volume 99, page 501, Deed Records of Klamath County, Oregon;

ALSO, all that portion of the NW 1/4 NW 1/4, and N 1/2 N 1/2 SW 1/4 NW 1/4 of Section 26, Township 33 South, Range 7-1/2 East of the Willamette Meridian lying Westerly of the Crater Lake Highway 62. EXCEPTING therefrom that portion deeded for roads in deed recorded in Volume 99, page 501, Deed Records of Klamath County, Oregon.

ALSO, Government Lots 8, 9, 10, 11 and NE 1/4 and NW 1/4 SE 1/4 of Section 27, Township 33 South, Range 7-1/2 East of the Willamette Meridian.

Parcel #2 (R-3307-V2300-00500-000)

All that portion of the NW 1/4 NW 1/4 SW 1/4 of Section 23, Township 33 South, Range 7-1/2 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 1/2 N 1/2 SE 1/4 NW 1/4 SW 1/4 of Section 23, Township 33 South, Range 7-1/2 East of the Willamette Meridian, lying Southwesterly of State Highway 62 as the same is presently located and constructed. EXCEPTING therefrom that portion conveyed to Fort Klamath Cemetery Association by deed recorded December 5, 2008 in Volume 2008-016110, Microfilm Records of Klamath County, Oregon.

Parcel #3 (R-3307-V2200-00200-000)

That portion of the E 1/2 W 1/2 SW 1/4 NE 1/4 and the E 1/2 SW 1/4 NE 1/4 of Section 22, Township 33 South, Range 7-1/2 East of the Willamette Meridian 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, Deed Records of Klamath County, Oregon; being the East 510 feet of that portion of the E 1/2 W 1/2 NE 1/4 of said Section lying Southerly of the State Highway.

Parcel #4 (R3307-V2300-00800-000 and R-3307-V2600-00400-000)

That portion of the SW 1/4 SW 1/4 of Section 23, Township 33 South, Range 7-1/2 East of the Willamette Meridian, lying East of State Highway 62; EXCEPTING therefrom 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 1/4 SW 1/4 of Section 23, Township 33 South, Range 7-1/2 East of the Willamette Meridian, from which point a 5/8" rebar with aluminum cap marking the SW 1/16 corner of said Section 23 as set during 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 SW 1/4 SW 1/4; thence along said East line North 00°04'11" West 338.00 feet to the point of beginning.

That portion of the NW 1/4 NW 1/4 and the N 1/2 N 1/2 SW 1/4 NW 1/4 of Section 26, Township 33 South, Range 7-1/2 East of the Willamette Meridian, lying East of Highway No. 62; EXCEPTING therefrom a parcel conveyed to Gordon W. Barrie and Ruth E. Barrie, by deed recorded in Volume M70, page 9908, Microfilm Records of Klamath County, Oregon.

Also that portion of the NE 1/4 NW 1/4 of said Section 26, Township 33 South, Range 7-1/2 East of the Willamette Meridian, lying Westerly of Fort Creek.

Parcel #6 (R-3407-01500-01000-006, R-3407-01500-01000-U01, R-3407-01500-01000-U04 and R-3407-01500-01000-U07)

Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section: W 1/2 SW 1/4
 Government Lots 7 and 8

Parcel #7 (R-3407-01600-00500-006, R-3407-01600-00500-U01, R3407-01600-00500-U04 and R-3407-01600-00500-U07)

Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 16: E 1/2 E 1/2 SE 1/4 lying easterly of the Dalles-California Highway

Parcel #8 (R-3407-02200-00200-U05)

Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 22: SW 1/4 NW 1/4
 Government Lots 2 and 3