

2010-010729

Klamath County, Oregon

Until a change is requested  
send tax statements to:  
No change.



00090016201000107290060067

09/10/2010 09:02:38 AM

Fee: \$62.00

**After recording return to:**

Kathleen A. Fowzer  
Schwabe, Williamson & Wyatt  
1211 SW Fifth Avenue, Suite 1900  
Portland, OR 97204

**Grantee**

Karen L. Tuttle, Personal Representative of the  
Kenneth L. Tuttle Estate

Klamath County Probate No. 09-01105 CV

**Grantor**

Karen L. Tuttle, Trustee of the Kenneth L. Tuttle  
Credit Shelter

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**PERSONAL REPRESENTATIVE'S DEED**

THIS PERSONAL REPRESENTATIVE'S DEED is made on 8/30,  
2010, between Karen L. Tuttle, the duly appointed, qualified and acting personal  
representative of the estate of Kenneth L. Tuttle, deceased (the Grantor), and Karen L.  
Tuttle, Trustee of the Kenneth L. Tuttle Credit Shelter Trust (the Grantee).

For value received, the Grantor conveys unto the Grantee all of the right, title and  
interest of Kenneth L. Tuttle, deceased, at the time of his death, and all of the right, title  
and interest that the Grantor, by operation of law or otherwise, may have thereafter  
acquired in that certain real property situated in the County of Klamath, State of Oregon,  
and more particularly described as follows:

See attached Exhibit A.

Subject to exceptions, liens and/or encumbrances of record.

The true consideration for this conveyance is inheritance, which is the whole  
consideration.

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, AND SECTIONS 2 TO 9  
AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

SIGNED and DELIVERED on 8/30, 2010.

Karen L. Tuttle  
Karen L. Tuttle, Personal Representative of  
the Estate of Kenneth L. Tuttle, Deceased

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

This instrument was acknowledged before me on August 30, 2010  
by Karen L. Tuttle, Personal Representative of the Estate of Kenneth L. Tuttle.

Carmen Babcock  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5/4/2014



## 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 #5 (R-3407-01600-00200-000, R-3407-01500-00900-000, R-3407-02300-00400-000, R-3407-01400-02900-000, R-3407-01400-03000-000, R-3407-01500-01300-000, R-3407-01500-01400-000, and R-3407-02200-00100-000)**

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

Section 14: The SW1/4 NW1/4 SW1/4  
The SE1/4 NW1/4 SW1/4

Section 15: Government Lots 3, 4, 9 and 11  
The SW1/4 SE1/4  
The W1/2 SE1/4 SE1/4  
The W1/2 E1/2 SE1/4 SE1/4  
The S1/2 NE1/4 SE1/4

Section 16: Government Lot 2 and the SE1/4 NE1/4 lying easterly of Highway No. 97

Section 22: Government Lot 1  
N1/2 NE1/4. EXCEPTING therefrom that portion conveyed to Benjamin V. Hernandez and Angelique Hernandez by Warranty Deed recorded October 13, 1997 in Volume M97, page 33627, Microfilm Records of Klamath County, Oregon. ALSO EXCEPTING therefrom any portion lying within the boundaries of the Southern Pacific Railroad right of way.

Section 23: The W1/2 NW1/4 NW1/4. EXCEPTING therefrom that portion conveyed to Benjamin V. Hernandez and Angelique Hernandez by Warranty Deed recorded October 13, 1997 in Volume M97, page 33627, Microfilm Records of Klamath County, Oregon. ALSO EXCEPTING therefrom any portion lying within the boundaries of the Southern Pacific Railroad right of way.

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

**Parcel #7 (R-3407-01600-00500-006, R-3407-01600-00500-U01, R-3407-01600-00500-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

**Parcel #9 (R-3808-101CC-100)**

Township 38 Range 8, Section 1, Tract POR Lot 3  
(Commonly known as 1696 Cove Point Road, Klamath Falls, OR 97601)