



2016-001412
Klamath County, Oregon
02/12/2016 10:11:29 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth G. Tuttle

1696 Cove Point Road

Klamath Falls, OR 97601

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

Kenneth G. Tuttle

1696 Cove Point Road

Klamath Falls, OR 97601

File No. 70963AM

STATUTORY WARRANTY DEED

Kenneth G. Tuttle and Lynn C. Tuttle, Successor Trustees of the Kenneth L. Tuttle Credit Shelter Trust, as to an undivided 1/2 interest

Grantor(s), hereby convey and warrant to

Kenneth G. Tuttle ,

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:

The following described real property in Klamath County, Oregon:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 58°43' East a distance of 43.15 feet and North 18°30' East a distance of 151.4 feet and North 7°30' East a distance of 171.9 feet and North 1°00' East a distance of 139.4 feet and North 50°20' West a distance of 95.15 feet and North 43°50' West a distance of 191.55 feet from the iron pin which marks the quarter section corner common to Section 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon and running thence North 46°50' West a distance of 91.35 feet to an iron pin; thence North 54°20' West a distance of 83.7 feet to an iron pin; thence North 0°03' West a distance of 78.65 feet to an iron pin; thence North 37°33' East a distance of 101.7 feet to an iron pin; thence South 54°37' East a distance of 267.9 feet to an iron pin; thence South 51°30' West a distance of 188.5 feet, more or less, to the point of beginning, situate in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian.

The true and actual consideration for this conveyance is **\$262,500.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11 day of February, 2016.

The Kenneth L. Tuttle Credit Shelter Trust

By: Kenneth G. Tuttle Successor Trustee
Kenneth G. Tuttle, Successor Trustee

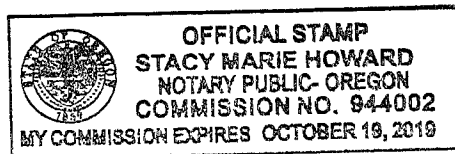
By: _____
Lynn C. Tuttle, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 11th day of February, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Kenneth G. Tuttle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Marie Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19



State of _____ } ss
County of _____ }

On this _____ day of February, 2016, before me, _____ a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of Feb 2016

The Kenneth L. Tuttle Credit Shelter Trust

By: _____
Kenneth G. Tuttle, Successor Trustee

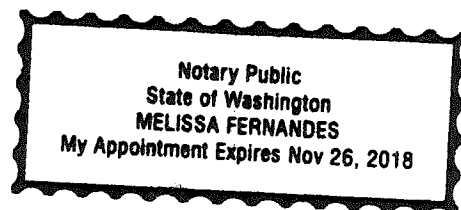
By: Lynn C. Tuttle
Lynn C. Tuttle, Successor Trustee

State of WA } ss
County of King }

On this 10th day of February, 2016, before me, ~~Lynn Tuttle~~ Mel Fernandez a Notary Public in and for said state, personally appeared Lynn Tuttle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mel Fernandez
Notary Public for the State of WA
Residing at: King Co
Commission Expires: Nov 26 2018



State of _____ } ss
County of _____ }

On this _____ day of February, 2016, before me, _____ a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____