



# KLAMATH COUNTY TITLE COMPANY

## K-49821-D STATUTORY WARRANTY DEED (Individual or Corporation)

Norman David Newland and Kathy Ann Newland, also known as,  
Norm Newland and Kathy Newland  
 conveys and warrants to Danny R. Closser, Sr. and Deborah F. Closser, Husband and Wife . Grantor.  
 the following described real property in the County of Klamath and State of Oregon. Grantee.

See Exhibit "A" attached hereto and by this reference made a part hereof

96 SEP 27 P 3:05

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 207,500.00 (Here comply with the requirements of ORS 93.030).

THIS INSTRUMENT WILL 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.

DATED this 25 day of September 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Norman David Newland  
 Norman David Newland

Kathy Ann Newland  
 Kathy Ann Newland

STATE OF OREGON, County of Sacramento )ss.  
 The foregoing instrument was acknowledged before me  
 this 26th day of September 1996  
 by Norman David Newland and  
Kathy Ann Newland

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires: 2/22/98

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

After recording return to:

Danny & Deborah Closser  
 10079 E. Langell  
 Valley Rd

Bonanza, OR 97623 ZIP

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

Danny & Deborah Closser  
 10079 E. Langell Valley Rd.  
 Bonanza, OR 97623

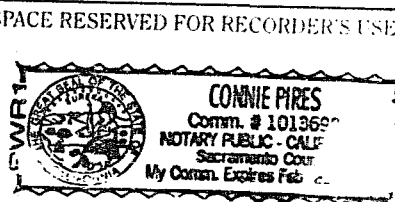


EXHIBIT "A"  
DESCRIPTION OF PROPERTY

30767

PARCEL ONE:

A parcel of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 36, Township 39 South, Range 12 E.W. M., Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of the NW $\frac{1}{4}$  of said Section 36; thence S. 89°53'07" E. along the South line of said NW $\frac{1}{4}$  1328.28 feet to the Southeast corner of the W $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 36; thence N. 00°00'33" E. along the East line of said W $\frac{1}{2}$ NW $\frac{1}{4}$  608.31 feet to a point where a fence line intersects from the Northwest; thence Northwest along said fence line the following bearings and distances: N. 84°33'04" W. 151.14 feet; N. 32°10'32" W. 466.48 feet; S. 86°44'52" W. 101.88 feet; N. 60°24'37" W. 187.47 feet; N. 51°33'56" W. 58.38 feet; N. 88°40'36" W. 291.86 feet; S. 89°38'32" W. 326.26 feet to a point on the West line of said Section 36; thence S. 00°03'00" W. along said section line 1142.62 feet to the Point of Beginning.

ALSO, A parcel of land situated in the NW $\frac{1}{4}$  of Section 36, T. 39 S., R. 12 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the East line of the W $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 36 at a point where said East line intersects the Southerly right of way line of the U.S.B.R. North Canal; thence S. 00°00'33" W. 328.44 feet along said East line to a point where a fence intersects from the Northwest; thence leaving said East line and running Northwest along said fence the following bearings and distances: N. 84°33'04" W. 151.14 feet; N. 32°10'32" W. 466.48 feet; S. 86°44'52" W. 101.88 feet; N. 60°24'37" W. 187.47 feet; N. 51°33'56" W. 58.38 feet; N. 88°40'36" W. 291.86 feet; thence leaving said fence N. 00°29'37" E. 134.22 feet to a 1/2 inch iron pin; thence S. 68°11'17" E. 50.23 feet to a 1/2 inch iron pin; thence N. 53°19'03" E. 218.51 feet to a 1/2 inch iron pin on the Southerly right of way line of the U.S.B.R. North Canal, said point being hereinafter referred to as "Point A"; thence Southeasterly along said canal right of way line to the point of beginning.

PARCEL TWO:

That portion of W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 36, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of Section 36, said point being S. 0°03' W. 1494.44 feet from the Northwest corner of Section 36; thence continuing S. 0°03' E. approximately 20 feet; thence East 326.26 feet; thence North 134.22 feet; thence Southeasterly 50.23 feet and Northeasterly 218.54 feet to a point on the Southwesterly right of way of USBR North Canal referred to as Point A in instrument recorded July 12, 1976, in Volume M76 page 10481, Deed records of Klamath County, Oregon; thence N. 42°35'53" W. 179.01 feet; thence N. 79°39'35" W. 190.08 feet more or less; thence S. 23°51'30" E. 151.61 feet; thence S. 0°06'40" W. 257.02 feet; thence N. 89°53'20" W. 301.94 feet to the point of beginning.

EXCEPTING FROM ABOVE MENTIONED PARCELS, that parcel conveyed to United States of America by Deed recorded July 8, 1924 in Deed Volume 64 on page 299, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 27th day  
of September A.D., 19 96 at 3:05 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 30766

FEE \$35.00

Bernetha G. Letsch County Clerk  
By [Signature]