



MT 57387-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
WILLIAM H. WILLIS
10079 E. LANGELL VALLEY ROAD
BONANZA, OR 97623

Vol M02 Page 70278

Until a change is requested all tax statements shall be sent to the following address:
WILLIAM H. WILLIS
10079 E. LANGELL VALLEY ROAD
BONANZA, OR 97623

State of Oregon, County of Klamath
Recorded 12/03/2002 3:03 p. m.
Vol M02, Pg 70278-80
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

Escrow No. MT57387-KR
Title No. _____

'02 DEC 3 PM 3:03

WARRANTY DEED

NORMAN DAVID NEWLAND and KATHY ANN NEWLAND, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM H. WILLIS and DAHLIAS C. WILLIS, as tenants by the entirety Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT A"

KEY #610253
KEY #610235

ACCT #3912-036B0-00500
ACCT #3912-036B0-00300

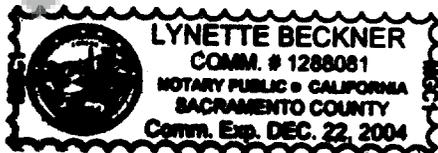
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 199,000.00.

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 2 day of Dec, 02.

Norman David Newland
NORMAN DAVID NEWLAND
Kathy Ann Newland
KATHY ANN NEWLAND



STATE OF CALIFORNIA

COUNTY OF _____

} ss.

On December 2nd, 2002 before me, LYNETTE BECKNER personally appeared NORMAN DAVID NEWLAND & KATHY ANN NEWLAND personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lynette Beckner

EXHIBIT "A"
LEGAL DESCRIPTION

70279

PARCEL 1:

A parcel of land situated in the W1/2 NW1/4 of Section 36, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of the NW1/4 of said Section 36; thence South 89° 53' 07" East along the South line of said NW1/4 1,328.28 feet to the Southeast corner of the W1/2 NW1/4 of said Section 36; thence North 00° 00' 33" East along the East line of said W1/2 NW1/4 608.31 feet to a point where a fence line intersects from the Northwest; thence Northwesterly along said fence line the following bearings and distances: North 84° 33' 04" West 151.14 feet; North 32° 10' 32" West 466.48 feet; South 86° 44' 52" West 101.88 feet; North 60° 24' 37" West 187.47 feet; North 51° 33' 56" West 58.38 feet; North 88° 40' 36" West 291.86 feet; South 89° 38' 32" West 326.26 feet to a point on the West line of said Section 36; thence South 00° 03' 00" West along said section line 1,142.62 feet to the Point of Beginning.

ALSO, a parcel of land situated in the NW1/4 of Section 36, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the East line of the W1/2 NW1/4 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 South 00° 00' 33" West 328.44 feet along said East line to a point where a fence intersects from the Northwest; thence leaving said East line and running Northwesterly along said fence the following bearings and distances: North 84° 33' 04" West 151.14 feet; North 32° 10' 32" West 466.48 feet; South 86° 44' 52" West 101.88 feet; North 60° 24' 37" West 187.47 feet; North 51° 33' 56" West 58.38 feet; North 88° 40' 36" West 291.86 feet; thence leaving said fence North 00° 29' 37" East 134.22 feet to a ½ inch iron pin; thence South 68° 11' 17" East 50.23 feet to a ½ inch iron pin; thence North 53° 19' 03" East 218.51 feet to a ½ 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 2:

That portion of W1/2 NW1/4 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 South 0° 03' West 1,494.44 feet from the Northwest corner of Section 36; thence continuing South 0° 03' East 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 North 42° 35' 53" West 179.01 feet; thence North 79° 39' 35" West 190.08 feet more or less; thence South 23° 51' 30" East 151.61 feet; thence South 0° 06' 40" West 257.02 feet; thence North 89° 53' 20" West 301.94 feet to the point of beginning.

(continued)

PARCEL 2 (continued):

EXCEPTING FROM Parcels 1 and 2 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, described as follows:

All of that part of the SW1/4 of the NW1/4 of Section 36, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

A strip of land extending twenty (20) feet on each side measured at right angles to the center line of the Campbell lateral for the Langell Valley Division of the Klamath Project, the center line of the said Campbell lateral beginning at a point on the North boundary of the said SW1/4 NW1/4 of Section 36, Township and Range aforesaid, from which the Southwest corner of the said SW1/4 NW1/4 of section 36, Township and Range aforesaid bears West 20 feet distant and running thence South 0° 03' West, 1,328.0 feet to a point on the South boundary of the said SW1/4 NW1/4 of Section 36, Township and Range aforesaid, from which the Southwest corner of the said SW1/4 NW1/4 of Section 36, Township and Range aforesaid bears West 20 feet distant.

Parcels 1 and 2 TOGETHER WITH an easement for ingress and egress recorded December 17, 1976 in Volume M76, page 20208, Microfilm Records of Klamath County, Oregon.