

89651



10-14-94A10:30 RCVD

Vol. 194 Page 32107

WARRANTY DEED

ATE #02042384
AFTER RECORDING RETURN TO:

MR. & MRS. JAMES PAUL CAMOZZI
9545 W. LANGELL VALLEY ROAD
BONANZA, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

FRANCIS F. FARNWORTH and MARY B. FARNWORTH, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES PAUL CAMOZZI
and CYNTHIA ANN CAMOZZI, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

See legal description marked Exhibit "A" attached hereto and
made a part hereof as though fully set forth herein. . . .

cc
jr
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$39,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 12th day of October, 1994.

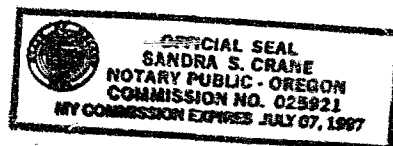
Francis F. Farnworth
FRANCIS F. FARNWORTH

Mary B. Farnworth
MARY B. FARNWORTH

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 14th
day of October, 1994, by FRANCIS F. FARNWORTH and MARY B.
FARNWORTH.

Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: July 7, 1997



Beginning at a point located 30 feet East of the Southwest corner of the Southeast quarter of Northeast quarter of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence due East along the South line of said forty acre tract for a distance of 790 feet to a point near the irrigation canal; thence due North 56 feet to a Juniper tree on the North side of the irrigation canal; thence North 60 degrees West to a second Juniper tree 321 feet; thence Westerly 495 feet to the Easterly line of the Bonanza-Beatty Market Road; thence South along the Easterly line of said road 447 feet to the point of beginning.

CODE 37 MAP 3911-300 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 14th day
of Oct A.D. 19 94 at 10:30 o'clock AM. and duly recorded in Vol. M94
of Deeds on Page 32107

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Miller