

98356

04-14-95A11:01 RCVD

ATC 204043095

Vol. 95 Page 9387

STATUTORY WARRANTY DEED

Loan #01-253-362419-4

JAMES PAUL CAMOZZI and CYNTHIA ANN CAMOZZI, as tenants by the entirety

Grantor, conveys and warrants to EDWARD L. DAVIS and NACMI R. DAVIS, as tenants by the entirety

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein.

SEE EXHBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This property is free of liens and encumbrances, EXCEPT:
See attached

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.

The true consideration for this conveyance is \$ FIFTY-NINE THOUSAND & 00/100---, [\$59,000.00].

Dated this 11TH day of APRIL 19 95.

X James Paul Camozzi
JAMES PAUL CAMOZZI

X Cynthia Ann Camozzi
CYNTHIA ANN CAMOZZI

STATE OF OREGON,
County of KLAMATH

) ss.
)



OFFICIAL SEAL
DIRK V. WALKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 033342
MY COMMISSION EXPIRES AUG. 10, 1998

BE IT REMEMBERED, That on this 11TH day of APRIL, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES PAUL CAMOZZI and CYNTHIA ANN CAMOZZI

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Dirk V. Walker Notary Public for Oregon.
My Commission expires Aug. 10, 1998

Title Order No. 43095
Escrow No. 362419-4

After recording return to:

EDWARD L. DAVIS
RT 2 BOX 380
BONANZA, OR 97623

Name, Address, Zip

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

EDWARD L. DAVIS
RT 2 BOX 380
BONANZA, OR 97623

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

TO BE RECORDED

EXHIBIT "A"

LEGAL DESCRIPTION

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

SUBJECT TO:

1) RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF ROADS OR HIGHWAYS. 2) REGULATIONS, LEVIES, ASSESSMENTS, WATER & IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF HORSEFLY IRRIGATION DISTRICT. 3) RESERVATIONS, EASEMENTS OR CONDITIONS AS SHOWN IN PATENT RECORDED 7/26/21 IN BOOK 56, PAGE 406. 4) LEASE TO DRILL OIL GRANTED TO W. B. WILEY DATED 4/30/21 RECORDED IN BOOK 58, PAGE 81. 5) AGREEMENT REGARDING MINING GRANTED TO J. E. LOREMAN RECORDED 7/12/27 IN BOOK 76, PAGE 99. LEASE INTEREST UNDER ABOVE LEASE ASSIGNED BY SUCCESSIVE ASSIGNMENTS TO LANGELL VALLEY OIL CO. RECORDED 6/3/30 IN BOOK 91, PAGE 302. 6) EASEMENT FOR EXISTING DITCH GRANTED TO HORSEFLY IRRIGATION DISTRICT RECORDED 12/15/30 IN BOOK 93, PAGE 332. 7) EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY GRANTED TO CALIFORNIA OREGON POWER COMPANY DATED 10/27/39 IN BOOK 126, PAGE 453.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 14th day
of April A.D., 19 95 at 11:01 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 9387

Bernetha G. Letsch, County Clerk

By *Bernetha G. Letsch*

FEE \$35.00