

# KLAMATH COUNTY TITLE COMPANY

K-49894-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

conveys and warrants to AN ACR LEASING, INC. . Grantor.  
CINDY CAMOZZI & JIM CAMOZZI HUSBAND & WIFE  
 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.

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 \$ 45,000.00 (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.

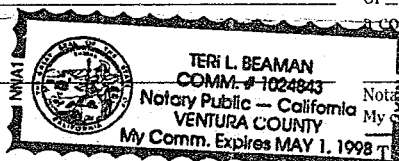
DATED this 18 day of Oct. 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*AN ACR Leasing, Inc. Caren Franklin, Sec.*  
 AN ACR LEASING, INC.

STATE OF OREGON, County of Ventura )ss.  
 The foregoing instrument was acknowledged before me  
 this 18th day of Oct. 19 96  
 by \_\_\_\_\_

*CB* **CACORPORATE ACKNOWLEDGEMENT**  
 STATE OF OREGON, County of Ventura )ss.  
 The foregoing instrument was acknowledged before me  
 this 18th day of Oct. 19 96  
 by Caren Franklin, Secretary and  
 by \_\_\_\_\_  
 of ACR Leasing, Inc.

Notary Public for Oregon  
 My commission expires:



Notary Public for Oregon  
 My commission expires:

After recording return to:  
 CINDY & JIM CAMOZZI  
 9545 W. LANGELL VALLEY RD.  
 BONANZA, OREGON (&c@#)

NAME, ADDRESS, ZIP

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

**SAME AS LISTED ABOVE**

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

## PARCEL 1:

Beginning at a point on the Southerly line of Morine Avenue as shown on the duly recorded plat of the Townsite of East Bonanza, Oregon (said Townsite being sometimes called Shook's Addition to Bonanza), said point being 90 feet East of the intersection of the South line of said Morine Avenue with the Easterly line of West Avenue as shown in the Townsite of East Bonanza, running thence Southeasterly in a straight line 213 feet, more or less, to a point on the Northerly boundary of the Beatty-Bonanza Market Road, 120 feet Easterly along said Northerly boundary line of its intersection with the Easterly boundary line of West Avenue in East Bonanza, Oregon; thence Southwesterly along the Northerly boundary line of the Beatty-Bonanza Market Road 120 feet to its intersection with the Easterly boundary line of said West Avenue; thence North along the Easterly boundary of West Avenue 265 feet, more or less, to its intersection with the South line of said Morine Avenue; thence East along the South boundary of Morine Avenue 90 feet to the place of beginning, said land being a portion of Block 25, East Bonanza, Oregon.

## PARCEL 2:

Beginning at a point on the Southerly line of Morine Avenue as shown on the duly recorded plat of the Townsite of East Bonanza, Oregon, (said Townsite being sometimes called Shook's Addition to Bonanza), said point being 90 feet East of the intersection of the South line of said Morine Avenue with the Easterly boundary line of West Avenue as shown on the Townsite of East Bonanza; running thence East along the South line of said Morine Avenue 114 feet; thence South parallel with the East line of said West Avenue a distance of 173 feet, more or less, to its point of intersection with the Northerly boundary line of the Beatty-Bonanza Market Road; thence Southwesterly along the Northerly line of the Beatty-Bonanza Market Road 118 feet, more or less, to a point which is the Southeasterly corner of a certain tract heretofore conveyed by a deed; thence in a straight line 213 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 31st day  
of October A.D., 19 97 at 11:04 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 34372

Bernetha G. Letschunty Clerk

By Kathleen Kiser

FEE \$35.00