

KNOW ALL MEN BY THESE PRESENTS, That JAMES P. CAMOZZI and CYNTHIA A. CAMOZZI, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JAMES P. CAMOZZI and CYNTHIA A. CAMOZZI, TRUSTEES OF THE CAMOZZI FAMILY LIVING TRUST, DATED July 30, 1997, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

EXHIBIT 'A'

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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.

In Witness Whereof, the grantor has executed this instrument this 6th day of August, 1997; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

James P. Camozzi
James P. Camozzi, Trustee

Cynthia A. Camozzi
Cynthia A. Camozzi, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named James P. Camozzi and Cynthia A. Camozzi and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)



James P. Camozzi
Cynthia A. Camozzi

Grantor

James P. Camozzi, Trustee
Cynthia A. Camozzi
9545 W. Langell Valley Road
Bonanza, OR 97623
Grantee

After recording return to:
GRANTEE

Before me, Scott D. MacArthur
Notary Public for Oregon
My Commission Expires: 10/10/97

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument
received for record on the ____ day of
____, 19____, at ____ o'clock ____ M.,
and recorded in book/reel/volume No. ____
on page ____ or as fee/file/instrument/
microfilm/reception No. ____ Recorded of
Deeds of said county.

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy _____

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

SAME

ca.
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EXHIBIT "A"

DESCRIPTION OF REAL 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 Cynthia A. Comozzi the 9th day
of Sept. A.D., 19 97 at 1:51 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 29489

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rizzo