

62149

MTC 45060-MS
WARRANTY DEED

Vol. m98 Page 24926

JAMES P. CAMOZZI AND CYNTHIA A. CAMOZZI, TRUSTEES OF THE CAMOZZI FAMILY LIVING TRUST DATED JULY 30, 1997,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
IRVIN W. PETERSEN and KAREN A. PETERSEN, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

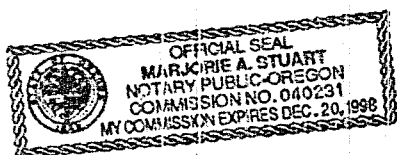
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever,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

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 and actual consideration for this conveyance is \$ 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 82, BONANZA, OR 97623

Dated this 10th day of July, 1998.



CAMOZZI FAMILY LIVING TRUST

BY: James P. Camozzi TRUSTEE

JAMES P. CAMOZZI

BY: Cynthia A. Camozzi TRUSTEE

CYNTHIA A. CAMOZZI

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 10, 19 98

by JAMES P. CAMOZZI and CYNTHIA A. CAMOZZI

as TRUSTEES

of CAMOZZI FAMILY LIVING TRUST

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12/20/98

ESCROW NO. MT45060-MS

Return to:

IRVIN W. PETERSEN

P.O. BOX 82

BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

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, being a portion of Block 25, East Bonanza, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 13th day
of July A.D., 19 98 at 11:47 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 24926.

Bernetha G. Letsch, County Clerk

By *Bernetha G. Letsch*

FEE \$35.00