



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050424

AFTER RECORDING RETURN TO:  
 THE CAMOZZI FAMILY LIVING TRUST  
9345 W. LAMBELL VALLEY RD.  
BOVANA OR 97623

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

JIMMY RUSSELL and FLORENCE RUSSELL and and PATRICIA HUNT,  
 hereinafter called GRANTOR(S), convey(s) and warrants to  
~~JAMES P. CAMOZZI AND CYNTHIA A.~~ TRUSTEES of THE CAMOZZI FAMILY  
~~TRUST~~ TRUST, hereinafter called GRANTEE(S), all that real  
 property situated in the County of Klamath, State of Oregon,  
 described as: \*\*CAMOZZI

\*dated July 30, 1997

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . . .

"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, contracts and/or  
 liens for irrigation and/or drainage,

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  
 \$45,000.00.

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 4th day of December, 1999.

Jimmy Russell  
 JIMMY RUSSELL

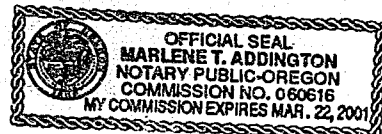
Florence Russell  
 FLORENCE RUSSELL

Patricia Hunt  
 PATRICIA HUNT

STATE OF OREGON, County of Klamath)ss.

On November 5, 1999, personally appeared PATRICIA HUNT and  
 JIMMY RUSSELL and FLORENCE RUSSELL who acknowledged the  
 foregoing instrument to be their voluntary act and deed.

Marlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-01



## PARCEL 1:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89 degrees 41' West a distance of 872 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89 degrees 41' West along the North line of said highway a distance of 53.05 feet to a one-half inch iron pin on the true point of beginning of this description; thence North 03 degrees 14' East a distance of 105.31 feet to a one-half inch iron pin; thence South 47 degrees 54' West a distance of 26.86 feet to a one-half inch iron pin on the interior corner of that tract of land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence South 66 degrees 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Southerly and Easterly following the Easterly and Northerly line of said highway to the true point of beginning of this description.

## PARCEL 2:

A tract of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point that is North 89 degrees 41' West a distance of 872 feet and North a distance of 30 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North a distance of 148.0 feet to an iron pin in the center line of the Horsefly Irrigation Ditch; thence North 9 degrees 12' West 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence South 61 degrees 23' West along the Southerly line of said Highway a distance of 97.68 feet to the true point of beginning; thence South 22 degrees 02' East a distance of 72.28 feet to an iron pin; thence South 66 degrees 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Northerly and Easterly following the Southerly line of the Dairy-Bonanza Highway and the Klamath Falls-Lakeview Highway to the point of beginning.

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## PARCEL 3:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89 degrees 41' West a distance of 873 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89 degrees 41' West along the North line of said highway a distance of 53.05 feet to a 1/2 inch iron pin; thence North 03 degrees 14' East a distance of 105.31 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence North 47 degrees 54' East a distance of 63.49 feet to a 1/2 inch iron pin in the centerline of the Horsefly Irrigation Ditch, said point being in the Easterly line of that land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence North 09 degrees 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Southerly line of said highway to an iron pin that bears South 61 degrees 23' West a distance of 97.58 feet from the last mentioned point; thence South 22 degrees 02' East a distance of 72.28 feet to an iron pin (this distance is 72.78 feet by the description in said deed recorded); thence North 47 degrees 54' East a distance of 26.86 feet to the true point of beginning of this description.

EXCEPTING THEREFROM any portion of the above described property lying within the highways right of ways.

CODE 37 MAP 3811-V34BO TL 900  
CODE 37 MAP 3811-V34BO TL 1000  
CODE 37 MAP 3811-V34BO TL 1100

State of Oregon, County of Klamath  
Recorded 11/05/99, at 10:56 pm.  
In Vol. M99 Page 44271  
Linda Smith,  
County Clerk Fee \$ 40<sup>00</sup>