

RETURN TO: Michael P. Rudd 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: Capstone Development 16799 Highway 66 Ashland, OR 97520	CLERK'S STAMP:
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## -QUITCLAIM DEED-

Donald B. Trunnell and Esther M. Trunnell, individually, and Donald B. Trunnell and Esther M. Trunnell for the Benefit of the Trunnell Family Trust, Grantor, releases and quitclaims to, Capstone Development, L.L.C., Grantee, all right, title and interest in and to the following described real property:

In TWP. 23 S., R 33 E., W.M.:  
 Sec. 4: Lots 1, 2, 3 and 4, S $\frac{1}{2}$ N $\frac{1}{2}$

In TWP. 22 S., R. 33 E., W.M.:  
 Sec. 33: SW $\frac{1}{4}$ , EXCEPTING THEREFROM highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded March 1, 1937, in Book 37, Page 427, Deed Records.

THIS DEED IS TO EXTINGUISH THOSE EASEMENT AND MINERAL RIGHTS OF RECORD AS FOLLOWS:

1. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, BEING 40 FEET ALONG ALL BOUNDARIES FOR PUBLIC HIGHWAY FOR USE IN COMMON WITH OTHERS, WITH POWER TO DEDICATE, RESERVED BY DONALD B. TRUNNELL AND ESTHER M. TRUNNELL, IN INSTRUMENT NOS. 961659, 961660, 961661, AND 961662, RECORDED AUGUST 19, 1996, DEED RECORDS.

2. MINERALS RESERVED BY DONALD B. TRUNNELL AND ESTHER M. TRUNNELL, AS TO FULL INTEREST THEREIN, IN DEED RECORDED AUG. 19, 1996, IN INSTRUMENT NO. 961659, AND ALL RIGHTS OF SAID PARTY, AND THEIR SUCCESSORS IN INTEREST, AS OWNERS THEREOF.

The true and actual consideration for this conveyance is \$-0-.

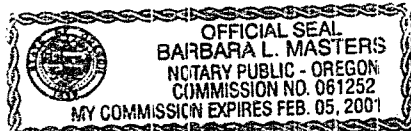
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 23 day of April, 1998.

Esther M. Trunnell  
Donald B. Trunnell

STATE OF OREGON                    )  
   ) ss. April 23 1998.  
 County of Klamath                )

Personally appeared the above-named Donald B. Trunnell and Esther M. Trunnell and acknowledged the foregoing instrument to be their voluntary act. Before me,



[Signature]  
 Notary Public for Oregon  
 My Commission Expires: 5-5-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael P. Rudd the 19th day  
 of May A.D., 19 98 at 2:16 o'clock P.M., and duly recorded in Vol. N98  
 of Deeds on Page 17035.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
[Signature]