

1999 SEP -1 AM 11:07

35205  
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WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 9/01/99, at 11:07 a m.  
In Vol. M99 Page 35205  
Linda Smith,  
County Clerk Fee\$ 30<sup>00</sup>

ASPEN TITLE ESCROW NO. 01050115

AFTER RECORDING RETURN TO:  
WHISKEY CREEK TIMBER COMPANY  
4764 Glenwood Drive  
Klamath Falls, OR. 97603

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

RICHARD JOHN CAPPS JR., hereinafter called GRANTOR(S),  
convey(s) and warrants to WHISKEY CREEK TIMBER COMPANY, an  
Oregon Corporation, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

The NW 1/4 SE 1/4 of Section 20, Township 36 South, Range 10  
East of the Willamette Meridian, in the County of Klamath, State  
of Oregon.

Code 8, Map 3610-2000, Tax Lot 1000

*[Handwritten signature]*  
"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  
\$12,750.00.

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 26th day of August, 1999.

*[Handwritten signature: Richard John Capps Jr.]*  
RICHARD JOHN CAPPS JR.

STATE OF CALIFORNIA, County of Humboldt ) ss.

On August 28th 1999, before me, Karen J. Mesa  
personally appeared Richard John Capps, Jr. personally known  
to me (or proved to me on the basis of satisfactory evidence)  
to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he executed the same in  
his authorized capacity, and that by his signature on the  
instrument the person or the entity upon behalf of which the  
person acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Karen J. Mesa  
My commission expires 10-29-2002

