

200 JUN 19 PM 3:21

MT51048-KR
WARRANTY DEED

Vol M00 Page 22288

CAPSTONE DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EDWIN A. DUSABLON and CAROLE A. DUSABLON, 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:

LOT 30 IN BLOCK 10 OF TRACT 1270, FIFTH ADDITION TO NORTH HILLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3809-35AA-9300

KEY# 873665

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 21,000.00.

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

Dated this 16th day of June, 2000.

CAPSTONE DEVELOPMENT, LLC, AN OREGON
LIMITED LIABILITY COMPANY

BY: Donald E. Rowlett
DONALD E. ROWLETT,

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 16, 2000 by
DONALD E. ROWLETT, Manager of Capstone Development, LLC, an
Oregon Limited Liability Company



Kristil Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT51048-KR

Return to:

EDWIN A. DUSABLON
29007 Casebeer Rd.
Bonanza, OR 97623

State of Oregon, County of Klamath
Recorded 06/19/00, at 3:21 p m.
In Vol. M00 Page 22288
Linda Smith,
County Clerk Fee\$ 21.00

21.00 m