



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Al Bruner

607 Avenue de teresa

Grants Pass, OR 97626

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

Al Bruner

607 Avenue de teresa

Grants Pass, OR 97626

Escrow No. K56405S

Title No. K56405S

### STATUTORY WARRANTY DEED

Capstone Development, LLC., Grantor, conveys and warrants to Al Bruner, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$160,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12th day of January, 2001.

Capstone Development, LLC.

By: Don Rowlett

Don Rowlett

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 12th day of January, 2001 by Don Rowlett for Capstone Development, LLC



Stacy Hilferty  
Notary Public for Oregon

My commission expires: 8-2-03

K26-

## Exhibit A

/Township 38South, Range 9 EWM

A parcel of property situated in the NW ¼ SE ¼ of Section 20, all in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW ¼ SE ¼ of said Section 20, which point is the intersection of the Easterly right of way line of Vacated Lexington Avenue and the North line of the NW ¼ SE ¼ of said Section 20; thence South along the Easterly right of way line of Vacated Lexington Avenue to a point lying N. 87°15'03" E. a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 Vacated Eldorado Heights Addition; thence S. 87°15'03" W. a distance of 59.61 feet; thence S. 58°08' W. a distance of 105.00 feet; thence N. 31°51'30" W. a distance of 518.90 feet; thence N. 67°07'45" W. a distance of 63.30 feet; thence N. 41°07'30" E. a distance of 120.00 feet; thence N. 19°28'38" E. a distance of 781.79 feet; thence N. 89°58'15" E. a distance of 80.00 feet to the West right of way line of Vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning.

Saving and Excepting any portion lying within the plat of Crown Ridge Phase 1.

That portion of Block 4, Block 13 and and Lots 3 and 4 of Block 20 of vacated Nob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, lying Westerly of Crown Ridge Phase 1.

State of Oregon, County of Klamath  
Recorded 01/12/01, at 9:41 a. m.  
In Vol. M01 Page 1339  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>