



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. K56406S

Title No. K56406S

THIS SPACE RESERVED FOR RECORDER'S USE

### 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 \$140,000.00 (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

All Blocks 2, 3, 4, 5, 8, 9, 10 and Lots 1, 2, 3, 4, 5, 6, of Block 11, all in Vacated Irvington Heights 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. Together with all vacated streets and alleys adjacent to all the above described property. Saving and excepting any portion lying within Nob Hill Replat.

Block 1, 2 and 8 of 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, together with all vacated streets and alleys which inurred thereto, Saving and excepting any portion lying within Crown Ridge Phase 1 and Quail Ridge.

State of Oregon, County of Klamath  
Recorded 01/12/01, at 9:41 a. m.  
In Vol. M01 Page 1341  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>