

2001 FEB 16 PM 3:19

mtc 53187-LW
WARRANTY DEED

Vol M01 Page 6472

PATRICK DOWDELL and SHARRI LIN DOWDELL, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD W. CAPPS and JUDY M. CAPPS, 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:

LOTS 16, 17 AND 18 IN BLOCK 54 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

| | |
|-----------------|--------|
| 3811-023BO-2600 | 473712 |
| 3811-023BO-2700 | 473721 |
| 3811-023BO-2800 | 473730 |

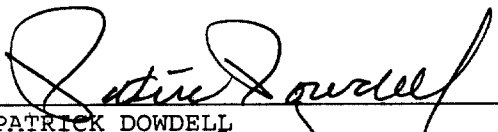
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

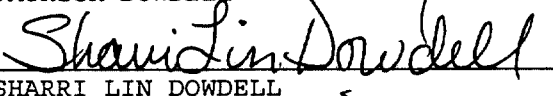
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8408 WHITEWATER DRIVE, BAKERSFIELD, CA 93312

Dated this 14 day of FEB, 2001.


PATRICK DOWDELL


SHARRI LIN DOWDELL

State of California
County of San Diego

This instrument was acknowledged before me on 2-14-01, by
PATRICK DOWDELL AND SHARRI LIN DOWDELL.

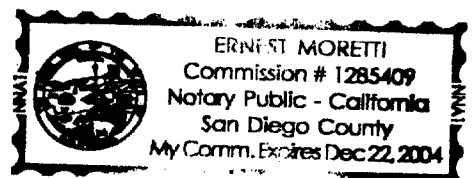
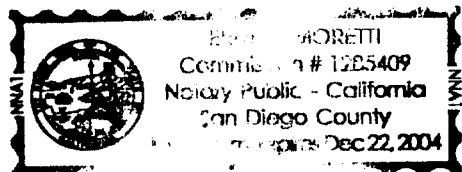

(Notary Public)

My commission expires 12-22-2004

ESCROW NO. MT53187-LW

Return to:

RICHARD W. CAPPS
8408 WHITEWATER DRIVE
BAKERSFIELD, CA 93312



State of Oregon, County of Klamath
Recorded 02/16/01, at 3:19 p.m.
In Vol. M01 Page 6472
Linda Smith,
County Clerk Fee \$ 21.00

21.00