

01DEC14 PM2:25

NA

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Scott C. Herrera and Diane M. Herrera

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Capitol Industries, Inc., A Nevada Corp.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 2 and 3 in Block 24 of North Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Existing 1st Mortgage of approx. \$18,969.88

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00\*\*\*\*

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

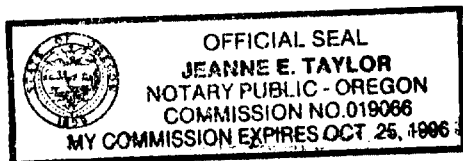
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Diane M. Herrera  
Scott C. Herrera

STATE OF OREGON, County of Klamath Multnomah ss.

This instrument was acknowledged before me on December 29, 1994, by Scott C. Herrera and Diane M. Herrera

This instrument was acknowledged before me on 19, by as of



Jeanne E. Taylor

Notary Public for Oregon

My commission expires 10/25/96

Scott C. Herrera and Diane M. Herrera

2955 "B" N.E. Renee St.

Gresham, Ore. 97030

Grantor's Name and Address

Capitol Industries, Inc.

5150 Mae Anne Ave., Suite #213-213

Reno, NV 89523

Grantee's Name and Address

After recording return to (Name, Address, Zip):

5150 Mae Anne Ave., Suite #213-213

Reno, NV 89523

Until requested otherwise send all tax statements to (Name, Address, Zip):

5150 Mae Anne Ave., Suite #213-213

Reno, NV 89523

STATE OF OREGON.

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/14/01 2:25 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1