



After recording return to:

Capstone Development
16799 Hwy 140
Ashtland OR 97520

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

same as above

Escrow No. K58171S

Title No. K58171-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 02/08/2002 3:32 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Marjorie H. Dugan, Trustee under the Marjorie H. Dugan Trust Agreement dated September 16, 1997,
Grantor, conveys and warrants to Capstone Development, LLC; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 14C, 14D, 15C, 15D, 16C, 16D, 17C, 17D, and 18D, all in Block 5 of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Orregon.

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 \$70,000.00 (Here comply with the requirements of ORS 93.030)

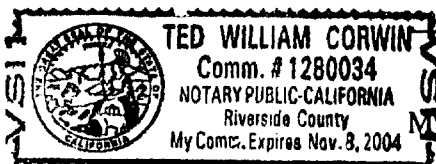
Dated this 7 day of FEBRUARY, 2002.

Trust Agreement dated September 16, 1997

By: Marjorie H. Dugan, Trustee
Marjorie H. Dugan, Trustee

STATE OF OREGON CALIFORNIA
County of Klamath ALB } ss.
RIVERSIDE

This instrument was acknowledged before me on this 7 day of FEBRUARY, 2002
by Marjorie H. Dugan, Trustee of the Trust Agreements dated September 16, 1997



Ted William Corwin
Notary Public for Oregon
CALIFORNIA

My commission expires: NOV. 8, 2004