



After recording return to:  
RICHARD W. CAPPS  
8408 WHITEWATER DRIVE  
BAKERSFIELD, CA 93312

Until a change is requested all  
tax statements shall be sent to  
the following address:  
RICHARD W. CAPPS  
8408 WHITEWATER DRIVE  
BAKERSFIELD, CA 93312

Escrow No. MT59500-TM  
Title No. \_\_\_\_\_

Vol M03 Page 03161

State of Oregon, County of Klamath  
Recorded 01/17/2003 10:59a m.  
Vol M03 Pg 03161-62  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

MAURICE J. O'BRIEN and THERESA M. O'BRIEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RICHARD W. CAPPS and JUDY M. CAPPS, as tenants by the entirety  
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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
KEY#473491 3811-022B0-00100

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.

The true and actual consideration for this conveyance is \$ 15,000.00.

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.

Dated this 7<sup>th</sup> day of January, 2003.

Maurice J. O'Brien  
MAURICE J. O'BRIEN  
Theresa M. O'Brien  
THERESA M. O'BRIEN

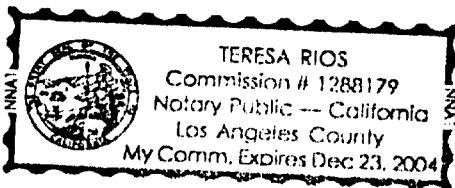
STATE OF CALIFORNIA  
COUNTY OF L.A

ss.

On January, 07<sup>th</sup>, 2003 before me, Teresa Rios  
personally appeared MAURICE J. O'BRIEN AND THERESA M. O'BRIEN personally known  
to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is are subscribed to the within instrument and  
acknowledged to me that they executed the same in their authorized  
capacity(ies), and that by their signatures(s) on the instrument the person(s)  
or the entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

Signature Teresa Rios



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Northern boundary line of Section 22, NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, with the Western Boundary of the Bly Mountain Cut-Off Road Right-of-Way, said intersection to be approximately 145 feet West from that certain Brass Cap of record ("1/4 Cor"), located on the NE corner of NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  Section 22, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence approximately 642.41 feet, North 89° 44' West along said Northern boundary; thence approximately 352 feet South 14° 59' East; thence approximately 662 feet, South 83° 05' East to a point on the Western boundary of Bly Mountain Cut-Off Road; thence approximately 431 feet North 15° 58' West along said Western boundary to the point of beginning.