

03 DEC 1 AM 11:40

## WARRANTY DEED

WPT OUT/COUNTY  
40-11841

TAX ACCT. NO. 699319 MAP NO. 2309-2A-4200

RANDY L. CAPFER and TERESA A. CAPFER, husband and wife, Grantor,  
conveys and warrants to

MATTHEW L. SCHAAL and ALISON L. SCHAAL, husband and wife, Grantee,

the following described real property situated in KLAMATH County, OR, free of  
encumbrances except as specifically set forth herein, to-wit:

LOT 3, IN BLOCK 4 OF PLAT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

This conveyance is subject to and excepts:

RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS,  
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,  
EASEMENTS OF RECORD.

The true consideration for this conveyance is \$26,000.00.

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: 11/20/2003

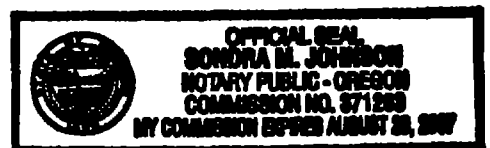
Randy L. Capfer  
RANDY L. CAPFER

Teresa A. Capfer  
TERESA A. CAPFER

STATE OF OREGON                     )  
  ) ss.  
County of LANE                     )

This instrument was acknowledged before me on 11-21-03, 2003,  
by RANDY L. CAPFER and TERESA A. CAPFER.

Sondra M. Johnson  
Notary Public of Oregon  
My commission expires: 8/29/07



Until a change is requested, all tax statements shall be sent to the following  
address: 16340 MULEDEER LANE, BEND, OR 97707

After recording return to: Western Pioneer Title Co., P. O. Box 10146, Eugene,  
OR 97440

State of Oregon, County of Klamath  
Recorded 12/01/03 11:40 a m  
Vol M03 Pg 87848  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

21/2