



After recording return to:  
Capstone Development LLC.  
16799 Hurvick  
Ashland, OR 97520

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

SAME

File No.: 7021-447179 (SAC)  
Date: September 13, 2004

State of Oregon, County of Klamath  
Recorded 10/15/04 3:52 p m  
Vol M04 Pg 70543-44  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**David R. Coburn**, 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 18B and 18C and The Northerly 47 feet of Lots 19A, 19B and 19C Block 5, Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$55,000.00**. (Here comply with requirements of ORS 93.030)

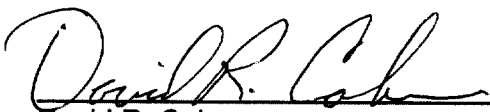
Dated this 5 day of October, 20 04

70544

APN: 477898

Statutory Warranty Deed  
- continued


File No.: 7021-447179 (SAC)  
Date: 09/13/2004

  
David R. Coburn

STATE OF Oregon )  
~~Oklahoma~~ )ss.  
County of Klamath )

This instrument was acknowledged before me on this 15<sup>th</sup> day of October, 2004  
by **David R. Coburn**.



  
Notary Public for Oklahoma  
My commission expires: 8-2-07