

M05-61752

08/11/2005 03:43:08 PM

Of Pages 3

Fee: \$31.00



After recording return to:
Parr Lumber Company
PO Box 849
Hillsboro, OR 97123-0849

Until a change is requested all tax statements
shall be sent to the following address:
Parr Lumber Company
PO Box 849
Hillsboro, OR 97123-0849

File No.: 7021-594295 (SAC)
Date: July 26, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Capstone Development, LLC, Grantor, conveys and warrants to **Parr Lumber Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$800,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 9 day of August, 2005.

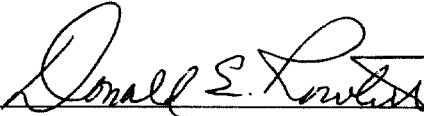
2031

APN: 414493

Statutory Warranty Deed
- continued

File No.: 7021-594295 (SAC)
Date: 07/26/2005

Capstone Development, LLC



By: Donald E. Rowlett, President

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 9 day of August, 2005
by Donald E. Rowlett as President of Capstone Development, LLC, on behalf of the .


Notary Public for Oregon
My commission expires: 8/2/07



EXHIBIT A**LEGAL DESCRIPTION:**

Parcel One: Lots 5 through 13, inclusive, Block 1, 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.

Parcel Two: A tract of land in the NW 1/4 of the NW 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 13, Block 1, Railroad addition to Klamath Falls, Oregon, and running thence Northwesterly along the Easterly line of Spring Street, 259.22 feet to the intersection of said Easterly line of Spring Street and the Southerly line of Main Street; thence Easterly along said Southerly line of Main Street, 167.47 feet to the Westerly line of right of way previously granted to the California Northeastern Railway Company; thence Southeasterly along said Westerly line of right of way, 268.7 feet to where the Northerly line of Lot 13, Block 1, of said Railroad Addition, extended, intersects said Westerly line of right of way; thence Westerly parallel with Main Street, 191.7 feet to the place of beginning.

Parcel Three: That certain parcel of land situate in the N 1/2 of the NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the most Southwesterly corner of the 0.617 acre parcel of land described secondly in that certain deed dated January 11, 1908, from William A. Wright, et ux and Hot Springs Investment Company to California Northeastern Railway Company, recorded March 11, 1908, in Volume 23 of Deeds, at page 618, records of Klamath County, Oregon, being also a point in the Northerly line of the 53.751 acre parcel of land described in deed dated February 11, 1908 and recorded March 11, 1908, in Volume 23 of Deeds, at page 616, records of Klamath County, Oregon, thence South 89°21' West, along said Northerly line, 55.84 feet to a point that is 50.00 feet southeasterly, measured at right angles, from the southeasterly line of said 0.617 acre parcel and the true point of beginning of the parcel of land to be described; thence South 89°21' West, continuing along said Northerly line 55.84 feet to the Northwest corner of said 53.751 acre parcel; thence South 27°05' East, along the Southwesterly line of said 53.751 acre parcel, 24.86 feet; thence North 62°55' East, 50.00 feet to the True point of beginning.

Parcel Four: A tract of land situate in the NW 1/4 NW 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the North line of Main Street with the centerline of Spring Street; thence North 89°45'00" East 234.51 feet to a point; thence South 26°39'30" East 333.18 feet to the True Point of Beginning, said point also being the Southeast corner of Parcel 2 as described in the Deed to Lumbermen's of Washington, Inc., recorded June 27, 1995 in Volume M-95 page 16827, Microfilm Records of Klamath County, Oregon; thence South 63°20'30" West 100 feet to the Northeast corner of Lot 12, Block 1, as shown on the plat 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, Oregon; thence Southeasterly along the Northeasterly line of said Block 1, said Railroad Addition, a distance of 408.25 feet, more or less, to a point; thence North 21°29'53" East a distance of 75.50 feet; thence North 09°29'46" West a distance of 86.81 feet; thence North 15°18'12" West a distance of 107.34 feet; thence North 22°19'38" West a distance of 145.02 feet; thence North 26°39'30" West a distance of 24.86 feet to the True Point of Beginning