



After recording return to:

John W. Cappel, Sr.

4643 Marsh Hawk Dr.
Klamath Falls, OR 97601

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

John W. Cappel, Sr.

Address as shown above.

File No.: 7021-700549 (MTA)

Date: October 27, 2005

M05-68033

Klamath County, Oregon

11/01/2005 11:55:57 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Catharine C. Cappel, Trustee of The Catharine C. Cappel Revocable Trust dated April 4, 1985, Grantor, conveys and warrants to **John W. Cappel, Sr.,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 497 of Running Y Resort Phase 5, 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 **\$110,000.00.** (Here comply with requirements of ORS 93.030)

Dated this 28th day of October, 2005.

26F

Catharine C. Cappel, Trustee of The
Catharine C. Cappel Revocable Trust dated
April 4, 1985

Catharine C. Cappel, Trustee
Catharine C. Cappel, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28th day of October, 2005
by as of Catharine C. Cappel, Trustee of The Catharine C. Cappel Revocable Trust dated April 4, 1985,
on behalf of the .

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3/22/09

