



MT7-73585 KR
THIS SPACE RESER

M06-10161
Klamath County, Oregon
05/19/2006 03:05:48 PM
Pages 2 Fee: \$26.00

After recording return to:

Gerald J. Bibler

260 Skycrest Drive

Ashland, OR 97520

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

Gerald J. Bibler

260 Skycrest Drive

Ashland, OR 97520

Escrow No. MT73585-KR

Title No. 0073585

SWD

STATUTORY WARRANTY DEED

Capstone Development, LLC an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Gerald J. Bibler**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 78 of KLAMATH 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.

Tax Account No:	3809-032AA-13700-000	Key No:	414199
Tax Account No:	3809-032AA-13800-000	Key No:	414180
Tax Account No:	3809-032AA-13900-000	Key No:	414171
Tax Account No:	3809-032AA-14000-000	Key No:	414162

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

26.00

Dated this 16th day of May 2006.

Capstone Development, LLC an Oregon Limited Liability Company

BY: Donald E. Rowlett
Donald E. Rowlett, Member

BY: Jean Rowlett
Jean Rowlett, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 16, 2006 by Donald E. Rowelett and Jean Rowlett as Members of CAPSTONE DEVELOPMENT, LLC an Oregon Limited Liability Company.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007