

MTC 79312-KR

2007-011272
Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Donald E. Rowlett 16799 Highway 66 Ashland, OR 97520
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06/22/2007 03:24:05 PM

Fee: \$21.00

- WARRANTY DEED -

Klamath Pawn and Loan Company, an Oregon corporation, Grantor, conveys and warrants to Capstone Development, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records; and the prorated portion of 2006-2007 ad valorem taxes and government assessments against the property:

Lots 6 and 7 in Block 94 of KLAMATH 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.

The true and actual consideration for this transfer is \$295,000.

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 this 20th day of June, 2007.

KLAMATH PAWN AND LOAN COMPANY, an Oregon corporation

By Harriet M. Wagner
Harriet Wagner, President

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 20th day of June, 2007, the above-named Harriet Wagner as President of Klamath Pawn and Loan Company, and acknowledged the foregoing instrument to be its voluntary act.



Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/2007