



THIS SPACE RESERVED

2007-014174

Klamath County, Oregon



08/10/2007 03:24:57 PM

Fee: \$21.00

MT80045-KR

After recording return to:

Gerald J. Bibler

260 Skycrest Dr

Ashland, OR 97520

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

Gerald J. Bibler

260 Skycrest Dr

Ashland, OR 97520

Escrow No. MT80045-KR

Title No. 0080045

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:

PARCEL 1

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.

PARCEL 2

Lots 8 and 9 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 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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$380,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 10th day of August, 2007.

Capstone Development, LLC, an Oregon Limited Liability Company

BY: Donald Rowlett
Donald Rowlett, Manager

BY: Jean Rowlett
Jean Rowlett, Manager

State of Oregon

County of Klamath

This instrument was acknowledged before me on August 10, 2007 by Donald Rowlett, as a ~~Manager~~ Manager for Capstone Development, LLC, An Oregon Limited Liability Company, and Jean Rowlett

Managers



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007