



THIS SPACE RES

2007-015477

Klamath County, Oregon



08/31/2007 03:25:13 PM

Fee: \$26.00

MTC 80230-KR

After recording return to:

Alco, Inc.

2316 S. 6th Street

Klamath Falls, OR 97601

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

Alco, Inc.

2316 S. 6th Street

Klamath Falls, OR 97601

Escrow No. MT80230-KR

Title No. 0080230

SWD

STATUTORY WARRANTY DEED

Capstone Development LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Alco, Inc., an Oregon Corporation, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION. EXHIBIT

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; Grantee(s) named above DO NOT agree to assume nor pay said Trust Deed and Grantor(s) will hold Grantee harmless therefrom.

The true and actual consideration for this conveyance is \$435,000.00.

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 23rd day of August, 2007.

Capstone Development LLC

BY:

Donald E. Rowlett, Managing Member

State of Oregon

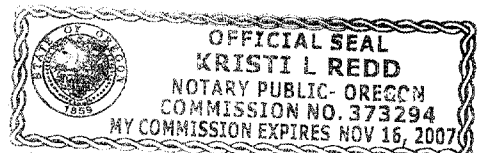
County of

Klamath

This instrument was acknowledged before me on August 23, 2007 by Donald E. Rowlett, as Managing Member for Capstone Development LLC.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 23, 24, 25 and 26 in Block 10, INDUSTRIAL 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:

All of Lots 27, 28, 29, 30, 31, 32, 33, 34 and all of Lot 35 except that part described as follows:
Beginning at the Northeast corner of said Lot 35 and running thence South 55 degrees 31' East along the West line of East Main Street a distance of 16.46 feet to a point on said West line of East Main Street, thence North 73 degrees 05' West a distance of 31.38 feet to a point on the South line of Main Street, thence North 89 degrees 21' East a distance of 16.46 feet to the point of beginning, all of said Lots being in Block 10, of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, as shown by the recorded plat of said Addition.