

NJC 88128-SH



THIS SPACE

2010-009246

Klamath County, Oregon



08/05/2010 11:18:32 AM

Fee: \$37.00

After recording return to:  
CAPSTONE DEVELOPMENT, LLC  
16799 HWY 66  
ASHLAND, OR 97520

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

CAPSTONE DEVELOPMENT, LLC  
16799 HWY 66  
ASHLAND, OR 97520

Escrow No. MT88128-SH  
Title No. 0088128  
SWD r.012910

### STATUTORY WARRANTY DEED

**422 SOUTH 5TH, LLC, an Oregon Limited Liability Company, Grantor(s)** hereby convey and warrant to **CAPSTONE DEVELOPMENT, LLC, an Oregon Limited Liability Company, 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 of Land Partition 62-04 being a Replat of Block 92 KLAMATH ADDITION to the City of Klamath Falls located in the Northeast one-quarter of Section 32, Township 38 South, Range 9 East, of the Willamette Meridian, 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:

**2010-2011 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$390,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

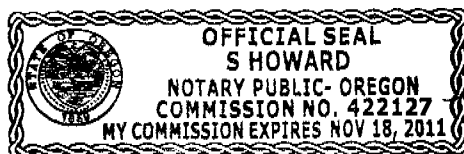
Dated this 5 day of Aug 2010

422 SOUTH 5TH, LLC

BY: [Signature]  
JED ETTERS, MANAGER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 5, 2010 by Jed E. Eters, as Manager for 422 SOUTH 5TH, LLC.



[Signature]  
(Notary Public for Oregon)  
My commission expires 11-18-11

37Amf