



2015-006880
Klamath County, Oregon
06/26/2015 02:38:07 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Capstone Development, LLC, an Oregon Limited
Liability Company
16799 Hwy. 66
Ashland, OR 97520

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

Capstone Development, LLC, an Oregon Limited
Liability Company
16799 Hwy. 66
Ashland, OR 97520

File No. 50513AM

STATUTORY WARRANTY DEED

Nancy Jo Haskins,

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:

The S1/2 of the SE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described portions thereof:

The approximately one acre conveyed to Mt. Laki Presbyterian Church, by Deed recorded in Volume 35 at page 451 of Klamath County Deed Records;

The approximately one acre conveyed to J.S. McClellan by Deed recorded in Book 81 page 492, of Klamath County Deed Records;

The approximately 2 1/2 acres described as follows: Beginning at a point on the South line of said Section 1, 165 feet West of the Southeast corner of said Section; thence West along the South line of said Section a distance of 200 feet; thence North 544.5 feet; thence East 200 feet; thence South 544.5 feet to the place of beginning;

Right of way conveyed to Modoc Northern Railroad Company by Deed recorded in Volume 30 at page 583, Klamath County Deed Records;

The public road now known as Lower Klamath Lake Highway described in Deed Volume 206, page 265, Records of Klamath County, Oregon.

That portion deeded to the Department of Transportation recorded on August 17, 1987 in Volume M87, page 14753, Microfilm Records of Klamath County, Oregon .

The true and actual consideration for this conveyance is \$525,000.00.

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:

47AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25th day of June, 2015.

Nancy Jo Haskins
Nancy Jo Haskins

State of Oregon} ss
County of Klamath}

On this 25th day of June, 2015, before me, Stacy M. Howard a Notary Public in and for said state, personally appeared Nancy Jo Haskins identified to me who executed the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy M. Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-18-15

