



THIS SPACE RESERVED FOR

2019-014357

Klamath County, Oregon

12/11/2019 11:08:01 AM

Fee: \$87.00

After recording return to:

WS Management, LLC, an Oregon limited liability
company

422 S 5th

Klamath Falls, OR 97601

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

WS Management, LLC, an Oregon limited liability
company

422 S 5th

Klamath Falls, OR 97601

File No. 188530AM

STATUTORY WARRANTY DEED

Capstone Development, LLC

An Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

WS Management, 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 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,
City of Klamath Falls, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$1,125,000.00.

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:

BT

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 9 day of Dec. 2019

Capstone Development LLC, an Oregon Limited Liability Company

By: The Rowlett Family Trust dated June 19, 2007, Member

By:

Jeanne Randall, Trustee
Jeanne Randall, Trustee

State of Oregon } ss
County of Klamath }

On this 9 day of December, 2019, before me, Heather Scirba a Notary Public in and for said state, personally appeared Jeanne Randall, Trustee of the Rowlett Family Trust dated June 19, 2007, Member of Capstone Development LLC, an Oregon limited liability company known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Heather Scirba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

