

K-50179-B

RETURN TO: CAPSTONE DEVELOPMENT, LLC 16799 HIGHWAY 66 ASHLAND, OREGON 97520	TAX STATEMENTS TO:	CLERK'S STAMP:
--	--------------------	----------------

-BARGAIN AND SALE DEED-

Donald E. and Jean Rowlett, husband and wife, Grantor, convey to Capstone Development L.L.C., an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Block 7, Lots 13B, 14A, 14B and 15A, RAILROAD ADDITION to the City of Klamath Falls.

The true and actual consideration for this transfer is capital contribution.

THIS INSTRUMENT WILL 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.

DATED this 22nd day of January, 1997.

Donald E. Rowlett

Donald E. Rowlett

Jean Rowlett

Jean Rowlett

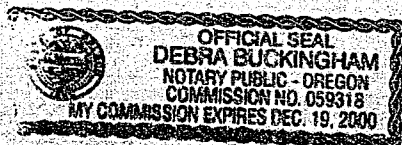
STATE OF OREGON)

County of Klamath)

) ss.

January 22, 1997.

Personally appeared Donald E. Rowlett and Jean Rowlett, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Debora Buckingham

Notary Public for Oregon

My Commission expires: 12-19-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day of January A.D. 19 97 at 3:18 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 1940

FEE \$30.00

Reinziha G. Letsch, County Clerk

by *Kathleen Rose*

97 JAN 22 P3:18