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## -BARGAIN AND SALE DEED-

Capstone Development L.L.C., an Oregon Limited Liability Company, Grantor, conveys to Donald E. and Jean E. Rowlett, husband and wife, 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 property distribution.

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, PERSON ACQUIRING PER TITLE TO THE PROPERTY GROULD 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.

	Capstone Development L.L.C.  By Loull & Lould
	Name
STATE OF OREGON ) ) County of Klamath )	ss. January <u>22</u> , 1997
stated he is <u>owner</u> Oregon Limited Liabil	red Donald E. Rowlett who, being duly sworn of Capstone Development L.L.C., a ity Company, and that said instrument wa

signed on behalf of said company by authority of its

Owner ; and he acknowledged said instrument to be its voluntary act and deed. Before me:

OFFICIAL SEAL DEBRA BUCKINGHAM NOTARY PUBLIC - CREGON COMMISSION NO. 059318 HISSION EXPIRES DEC. 19, 2000

Notary Public for Oregon My Commission expires: 12-19-2000

STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of Klamath County Title A.D., 19 97 st 3:18 o'clock P.M., and duty recorded in Vol. of <u>Deeds</u> on Page 1941 Bernetha G. Letsch, County Clerk FEE \$30.00 Kestlyn.