

K-50179-D

RETURN TO: Donald & Jean Rowlett 16799 Highway 66 Ashland, Oregon 97520	TAX STATEMENTS TO:	CLERK'S STAMP:
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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, 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.

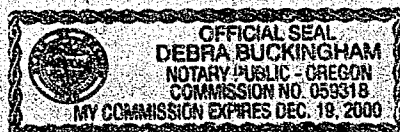
DATED this 22nd day of January, 1997.

Capstone Development L.L.C.

By Donald E. Rowlett
Name _____
Title owner

STATE OF OREGON)
) ss. January 22, 1997
County of Klamath)

Personally appeared Donald E. Rowlett who, being duly sworn, stated he is Owner of Capstone Development L.L.C., an Oregon Limited Liability Company, and that said instrument was 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:



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. 1997
of Deeds on Page 1941

FEE \$30.00

by Debora G. Letsch, County Clerk
Debora G. Letsch

97 JAN 22 P3:18