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Donald E. Rowlett, et ux

Grantor's Name and Address

Capstone Development, LLC

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Capstone Development L.L.C.

16799 Highway 66

Ashland, Or. 97520

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Capstone Development LLC

16799 Highway 66

Ashland, Or. 97520

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of August, 1997, at 3:00 o'clock P.M., and recorded in book/reel/volume No. M97 on page 28287 and/or as fee/file/instrument/microfilm/reception No. 44318-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald E. Rowlett and Jean Rowlett

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Capstone Development, LLC

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition 11-92 situated in the SW 1/4 of Section 6, and the NE 1/4 NW 1/4 of Section 7, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, filed in the office of the County Clerk, on July 9, 1993, records of Klamath County, Oregon.

Also, Commencing at the West 1/16 corner common to Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian; thence N. 00°07'00" E. 259.45 feet to a 5/8" iron pin; thence N. 49°37'00" E. 627.09 feet to a 5/8" iron pin; thence N. 58°09'25" E. 171.49 feet; thence N. 28°30'00" E. 84.29 feet to the point of beginning for this description; thence N. 61°30'00" W. 80.00 feet; thence N. 28°30'00" E. 25.71 feet; thence S. 61°30'00" E. 80.00 feet; thence S. 28°30'00" W. 25.71 feet to the point of beginning.

SAVING AND EXCEPTING, the following: Commencing at the West 1/16 corner common to Sections 6 and 7, Township 39 South, Range 10 E.W.M.; thence N. 00°07'00" E. 259.45 feet to a 5/8" iron pin; thence N. 49°37'00" E. 627.09 feet to a 5/8" iron pin; thence N. 58°09'25" E. 171.49 feet to the point of beginning for this description; thence N. 61°30'00" W. 80.00 feet; thence N. 28°30'00" E. 84.29 feet; thence N. 61°30'00" W. 58.38 feet; thence S. 28°30'00" W. 160.00 feet; thence S. 61°30'00" E. 176.00 feet; thence N. 28°30'00" E. 160.00 feet; thence N. 61°30'00" E. 37.62 feet; thence S. 28°30'00" W. 84.29 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. ☐ However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ☐ (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of August, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Donald E. Rowlett
Donald E. Rowlett

Jean Rowlett
Jean Rowlett

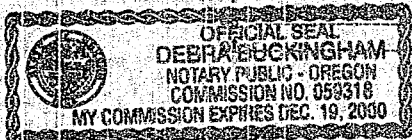
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 27, 1997.

by Donald E. Rowlett and Jean Rowlett

This instrument was acknowledged before me on 19,

by



Debra Buckingham
Notary Public for Oregon

My commission expires 12-19-2000