

NS	44318	97 AUG 23 P 3.00
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  
RECORDEE'S USE

Fee: \$30.00

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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.

Bernethia G. Letsch, Co. Clerk  
NAME TITLEBy *Kathleen Foss*, 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 grantees 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<sup>th</sup> 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 grantees heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE.<sup>®</sup> 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.<sup>®</sup> (The sentence between the symbols <sup>®</sup>, 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 FEED 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

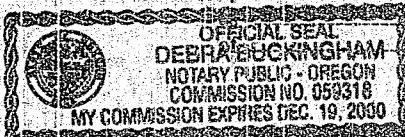
*Jean Rowlett*

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 \_\_\_\_\_



Notary Public for Oregon

My commission expires

12-19-2000