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Vol. 1198 Page 19553



59446

Donald E. and Jean Rowlett  
16799 Highway 66  
Ashland, Oregon 97520  
Grantor's Name and Address  
Capstone Development L.L.C.  
16799 Highway 66  
Ashland, Oregon 97520  
Grantor's Name and Address

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

Capstone Development L.L.C.  
16799 Highway 66  
Ashland, Oregon 97520

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

Capstone Development L.L.C.  
16799 Highway 66  
Ashland, Oregon 97520

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_  
I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.  
Witness my hand and seal of County  
affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy.

298.147

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

See Exhibit A attached

(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 \$\_\_\_\_\_. 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 1st day of June, 1998; 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

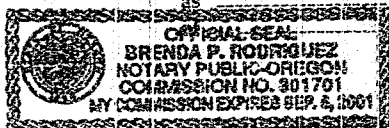
Donald E. Rowlett  
Donald E. Rowlett

Jean Rowlett  
Jean Rowlett

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 1998,  
by Donald E. Rowlett and Jean Rowlett

This instrument was acknowledged before me on June 1, 1998,  
by \_\_\_\_\_



Notary Public for Oregon  
My commission expires \_\_\_\_\_

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

**PARCEL 1:** Lots 1 thru 6, 10 and 11 Block 1, Lots 1 thru 6 Block 3, Lots 3 and 4 Block 5, Lots 3, 4, 9 and 10 Block 7, Lots 3 and 4 Block 12, Lots 1, 2 and 4 Block 13, all in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with all vacated streets and alleys adjacent to all the above described property. SAVING AND EXCEPTING any portion of the above lying within Nob Hill Replat.

**PARCEL 2:** Lots 3 and 6 thru 8 Block 13, Lots 3 and 4 Block 20, all in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and

A parcel of real property situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 20, which point is the intersection of the Easterly right of way line of Vacated Lexington Avenue and the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 20; thence South along the Easterly right of way line of Vacated Lexington Avenue to a point lying N. 87°15'03" E. a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 Vacated Eldorado Heights Addition; thence S. 87°15'03" W. a distance of 59.61 feet; thence S. 58°08' W. a distance of 105.00 feet; thence N. 31°51'30" W. a distance of 518.90 feet; thence N. 67°07'45" W. a distance of 63.30 feet; thence N. 41°07'30" E. a distance of 120.00 feet; thence N. 19°28'38" E. a distance of 781.79 feet; thence N. 89°58'15" E. a distance of 80.00 feet to the West right of way line of Vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning. Together with all vacated streets and alleys adjacent to all the above described property.

SAVING AND EXCEPTING any portion of the above lying within Nob Hill Replat.

**PARCEL 3:** Lot 5 in Block 13 in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with all vacated streets and alleys adjacent to all the above described property.

**PARCEL 4:** All Blocks 2, 3, 4, 5, 8, 9, 10 and Lots 1, 2, 3, 4, 5, 6, of Block 11, all in Vacated Irvington Heights to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER with all vacated streets and alleys adjacent to all the above described property. SAVING AND EXCEPTING any portion lying within Nob Hill Replat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 9th day  
of June A.D., 19 28 at 11:09 o'clock A.M., and duly recorded in Vol. 498  
of Deeds on Page 19553

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Russell