

NS

63150

98 JUL 22 P3:27

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Donald E. Rowlett and Jean Rowlett

STATE OF OREGON,
County of Klamath } ss.

Grantor's Name and Address

Capstone Development L.L.C.

16799 Highway 66

Ashland, Oregon 97520

Grantee'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

Fee: \$30.00

C98 193

I certify that the within instrument was received for record on the 22nd day of July, 1998, at 3:27 o'clock P.M., and recorded in book/reel/volume No. M98 on page 26746 and/or as fee/file/instrument/microfilm/reception No. 63150-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLEBy Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald E. Rowlett and Jean Rowletthereinafter 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, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 7, 8, 9, and 12, Block 1

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 2

Lots 7, 8, 9, 10, 11, and 12 in Block 3

Lots 1, 2, 3, 4, 5, 6, 7, and 8, in Block 4

Lots 1, 2, 5, 6, 7 and 8 in Block 5

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 6

Lots 1, 2, 5, 6, 7, 8, 11 and 12 in Block 7

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 8, 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 which inured thereto.

(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 Φ , 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 July day of July, 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 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

Jean Rowlett

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on July 22, 1998, 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