

RE. NO. 73	BIRCH HILL LAND LTD.	RECORDED
		RECORDED
73510		
Donald J. Rowlett and Jean Rowlett 16799 Highway 66 Ashland, Oregon 97520 Benton's Ranch and Advisors Capstone Development, LLC 16799 Highway 66 Ashland, Oregon 97520 Benton's Ranch and Advisors		
All recording fees \$10.00, Attn: Attn: Attn: Crown Ridge One of Klamath 16799 Highway 66 Ashland, Oregon 97520 Attn: Attn: Attn: Crown Ridge One of Klamath 16799 Highway 66 Ashland, Oregon 97520		

CONTRACT DATE: 1/26/99 STATE OF OREGON, Klamath Co., PORTLAND, OR 97230
 1/26/99 ss.
 I certify that this instrument was received for record on the 26th day of January, 1999, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M99 on page 2626 and/or as fee/file/instrument/microfilm/exception No. 73510, DEED Records of said County.
 Witness my hand and seal of County affixed:
 Linda Smith, County Clerk
 Name Title
 By *Kathleen Rose*, Deputy.

DEED AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald J. Rowlett and Jean Rowlett, hereinafter called grantor, for the consideration herein after stated, does hereby grant, bargain, sell and convey unto Cattlemen Development, LLC, hereinafter called grantee, and unto grantor's heirs, successors and assigns, all of that certain real property, with the covenants, liens, easements and appurtenances thereunto belonging or in any way pertaining, situated in Klamath County, State of Oregon, described as follows:

Lot 3, Block 13
Lots 1, 2, 5, 6, 7 and 8 Block 12,

together with those portions of vacated streets and alleys adjacent thereto in Vacated Hob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 \$ to clear title. 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 before the symbol , if applicable, should be deleted. See CRS 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 26th day of January, 1999; 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 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 DETERMINE ANY LIMITS ON LAWSUIT AND PRACTICES AS DEFINED IN CRS 30.930.

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on January 26, 1999,
by Donald E. Rowlett and Jean Rowlett.

Donald E. Rowlett

Jean Rowlett

Klamath

) ss. January 26, 1999

Notary Public for Oregon

My commission expires



OFFICIAL SEAL
TRUSTEES DURANT
NOTARY PUBLIC - OREGON
COMMISSIONING NO. 3053
MY COMMISSION EXPIRES OCTOBER 2001

Douglas Slaven

Notary Public for Oregon

My commission expires