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Donald E. Rowlett and Jean Rowlett
16799 Highway 66

Ashland, Oregon 97520

Capstone Development, L.L.C.

16799 Highway 66

Ashland, Oregon 97520

Also recording in name of (Name, Address, Zip):

Grown Ridge One of Klamath, L.L.C.

16799 Highway 66

Ashland, Oregon 97520

Also recording in name of (Name, Address, Zip):

Grown Ridge One of Klamath, L.L.C.

16799 Highway 66

Ashland, Oregon 97520

SPICER RESERVE
FOR
RECORDERS USE

Fee \$30.00

C-13

STATE OF OREGON, } ss.
County of Klamath }I certify that the within instrument
was received for record on the 26th day
of January, 1999, at
11:05 o'clock A.M., and recorded in
book/vol/volume No. 1279 on page
2626 and/or as fee/file/instru-
ment/microfilm/reception 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.

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

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
VacatedHob Hill, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

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 \$ 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 between the symbols ☐ if not applicable, should be deleted. See CRS (9.030).)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 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 BY CRS 30.930.

Donald E. Rowlett

Jean Rowlett

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 26, 1999

by Donald E. Rowlett and Jean Rowlett

This instrument was acknowledged before me on , 19

OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 30553
MY COMMISSION EXPIRES OCTOBER 2001Trudie Durant
Notary Public for Oregon
My commission expires