

22697

BARGAIN AND SALE DEED

The STATE OF OREGON, acting by and through the STATE BOARD OF HIGHER EDUCATION, for the benefit of OREGON TECHNICAL INSTITUTE, now known as OREGON INSTITUTE OF TECHNOLOGY, hereinafter referred to as Grantor, conveys to JELD-WEN, INC., an Oregon corporation, all the real property located in Klamath County, Oregon, described as:

Lots 1, 2, 3, 4, 5, 6, 10, 11 and 12 of Block 11;
 Lots 1, 2, 3, 4, 5, 9, 10, 11, 12 and 13 of Block 12;
 Lots 5, 6, 7 and 8 of Block 13 and Lots 5 and 6 of
 Block 14 of BUENA VISTA ADDITION TO THE CITY OF
 KLAMATH FALLS, TOGETHER WITH that portion of vacated
 Oregon Avenue adjacent to the South line of Lot 10 in
 Block 11, Lot 9 in Block 12 and Lots 5 and 6 in Block 14
 vacated by Ordinance #5045 and recorded March 16, 1959
 in Book 310 at page 496, Deed Records, insuring thereto
 by law, if any.

SUBJECT TO:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded: September 10, 1956 Book: 12 Page: 250
 Modified: July 9, 1959 Book: 314 Page: 80
 (Affects Lots 5, 6, 7, 8 Blk 13 and Lots 5 and 6 Blk 14)

2. Easement for existing public utilities in vacated street area reserved by Ordinance No. 5045 and the conditions imposed by said Ordinance.

State of Oregon reserves all mineral rights and geothermal resources as defined in ORS 273.775. Such rights exclude soil, clay, stone, sand and gravel of ordinary commercial value. State's rights to use surface of the land to remove reserved resources are subordinate to the use of the surface of the property deeded. Deeded owner shall be entitled to compensation from the person exploring for or removing subsurface resources to the extent these activities diminish the value of the owner's surface rights.

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The true and actual consideration for this transfer is
FORTY THOUSAND DOLLARS (\$40,000.00).

IN WITNESS WHEREOF, Grantor caused this deed to be executed
and seal affixed this 4th day of December, 1976

STATE OF OREGON, acting by and through
the STATE BOARD OF HIGHER EDUCATION

Louis B. Perry
Louis B. Perry, President

D. R. Larson
D. R. Larson, Secretary

STATE OF OREGON)
COUNTY OF Lane) ss.

December 4, 1976

Personally appeared before me Louis B. Perry, known to me to be
the President of the State Board of Higher Education, and acknowledged
the foregoing instrument to be the voluntary act of said Board.

Wilma L. Foster
Notary Public for Oregon
My Commission expires: Feb. 24, 1978

STATE OF OREGON)
COUNTY OF Lane) ss.

December 4, 1976

Personally appeared before me D. R. Larson, known to me to be
the Secretary of the State Board of Higher Education, and acknowledged
the foregoing instrument to be the voluntary act of said Board.

Wilma L. Foster
Notary Public for Oregon
My Commission expires: Feb. 24, 1978

NOTARY
PUBLIC
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Bargain & Sale Deed

Gild-Weir & Tape
to R. G. Gent
3303 Lakesport Blvd
11th & 9th

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of
DECEMBER A.D., 19 76 at 10:51 o'clock A.M., and duly recorded in Vol M 76
of DEEDS on Page 19771.

\$ 6.00
FEE

WM. D. MILNE, County Clerk

By _____ Deputy