

NA

97916

BARGAIN AND SALE DEED

Vol. 1495 Page 8694

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. SMITH

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JELD-WEN, INC.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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHBIIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TRADE OF OTHER PROPERTY.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

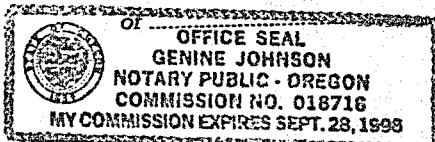
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of April, 1995;
if a corporate grantor, it has caused its name to be signed and its seal 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.

William R. Smith
WILLIAM R. SMITHSTATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on April 7, 1995,
by WILLIAM R. SMITHThis instrument was acknowledged before me on _____, 19____,
by _____

as _____

Genine Johnson
Notary Public for Oregon
My commission expires SEPTEMBER 28, 1996WILLIAM R. SMITH

Grantor's Name and Address

JELD-WEN, INC.

Grantee's Name and Address

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

BRANDSNESS & RUDD, P.C.411 PINE STREETKLAMATH FALLS, OR 97601

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

JELD-WEN, INC.803 MAIN STREETKLAMATH FALLS, OR 97601SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

8695

That certain real property located in the County of Klamath, State of Oregon described as follows:

Parcel 1: A tract of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7 and the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 18, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Northeast corner of Section 18 bears North 66° 16' 33" East 1022.84 feet; thence South 79° 45' 21" West 1055.89 feet to a 5/8 inch iron pin; thence North 00° 46' 09" East 817.55 Feet to a 5/8 inch iron pin on the Southerly right of way line of a 40 foot road; thence North 52° 19' 11" East, along said Southerly right of way line, 756.05 feet to a 5/8 inch iron pin; thence South 21° 29' 00" East 1173.35 feet to the point of beginning.

Subject to a 30 foot wide easement for ingress and egress. Beginning at the Southeast corner of Parcel 1; Thence South 79°45'21" West 100.00 feet; Thence North 10°14'39" West 30.00 feet; Thence North 79°45'21" East 94.05 feet to a point on the East line of said Parcel 1; Thence South 21°29'00" East 30.59 feet to the point of beginning.

Parcel 2: Beginning at a point which is West 997 $\frac{1}{2}$ feet North 350 feet distant from corner common to Sections 19, 20, 29 and, 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North and parallel with Section line between Sections 19 and 20 said Township and Range 480 feet to a point; thence Easterly and parallel with Section line between Sections 19 and 30 a distance of 332 $\frac{1}{2}$ feet to a point; thence Southerly parallel with Section line between Sections 19 and 20 a distance of 480 feet; thence Westerly and parallel to Section line between Sections 19 and 30 a distance of 332 $\frac{1}{2}$ feet to the point of beginning, being located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Rudd the 7th day
of April A.D., 19 95 at 1:34 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 8694.

FEE \$35.00

By Bernetha G. Jentsch County Clerk