

56951

MTC 1396-9053  
BARGAIN AND SALE DEED

Vol. 198 Page 13579

KNOW ALL MEN BY THESE PRESENTS, that JELD-WEN, inc., an Oregon Corporation, herein called the Grantor, for the consideration herein stated does hereby grant, bargain, sell and convey unto WILLIAM R. SMITH, TRUSTEE OF THE WILLIAM R. SMITH AND DOROTHY G. SMITH LIVING TRUST, herein 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 ATTACHED EXHIBIT MADE A PART HEREOF

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.

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 \$ LOT LINE ADJUSTMENT 41-97. However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 April 14, 1998; 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.

JELD-WEN, inc

By-

*Douglas P. Kutzner* secretary

STATE OF OREGON, County of Klamath

ss.

Acknowledged before me on April 14, 1998 by as of Jeld Wen, inc., an Oregon Corporation as their voluntary act and deed.

*Carol Chesnut*  
Notary Public of Oregon

My commission expires 3-11-02



STATE OF OREGON, County of Klamath  
Acknowledged before me on , 1998 by

their voluntary act and deed.

as

Notary Public of Oregon

My commission Expires

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Return and taxes to

William R. Smith, Trustee  
2501 Montelius  
City 97601



**TRU SURVEYING, INC. LINE**  
TELEPHONE (541) 884-3691  
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

MARCH 13, 1998

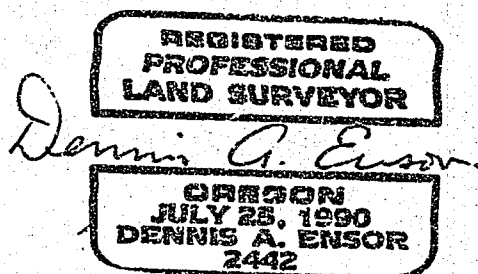
LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 41-97"

JELD-WEN, INC. TO SMITH

A TRACT OF LAND BEING IN A PORTION OF VACATED BLOCK 34 AND VACATED THRALL STREET OF "BUENA VISTA ADDITION", SITUATED IN THE NE1/4 NE1/4 OF SECTION 30, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

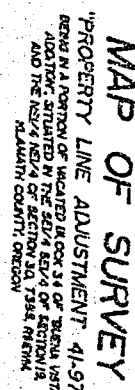
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30 (ALSO BEING THE NORTHEAST CORNER OF VACATED BLOCK 34); THENCE S00°13'18"W, ALONG THE EAST LINE OF SAID VACATED BLOCK 34, 42.47 FEET; THENCE S81°10'47"W 127.11 FEET; THENCE S72°21'32"W 105.55 FEET; THENCE S86°11'21"W 32.68 FEET; THENCE N04°19'21"W 95.72 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE N89°51'18"E 266.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES. SEE MAP OF "PROPERTY LINE ADJUSTMENT 41-97" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442



EXPIRES 12/31/99





# MAP OF SURVEY

PROPERTY LINE ADJUSTMENT 41-97  
BEING A PORTION OF VACATED BLOCK 34 OF "BETHA NORTH  
ADDITION," SITUATED IN THE SE1/4 SE1/4 OF SECTION 19,  
AND THE NE1/4 NE1/4 OF SECTION 10, T35N, R16E1W,  
MULTNOMAH COUNTY, OREGON

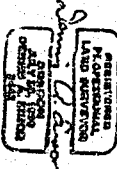
**Legend**

- 8:30 AM. WITH TELLER  
MINUTED AC. PLATE CAP
- 6 FOUND HONOLULU AT BROWN
- POC000 PERSON BEHIND AND ON DISTANCE  
AT KAL 774
- POC000 PERSON BEHIND AND DISTANCE  
AT KAL 774

**WARRIATIVE**

THICKNESS LINE ADJUSTMENT 4.87" WAS SUBMITTED TO VERIFY THE CONDITIONS OF APPROVAL. MOVEMENTS FOUND FROM RECORD OF SURVEY #774 AND THE EAST 1/2 CORNER COMEY TO SECTIONS 18 AND 20 WERE USED FOR CONTROL TO SET THE MOVEMENTS AS SHOWN.

12/24/73



TRU SWEATING BE LIN	
2155 SUMMERS LAKE	
KLAHATH FALLS OREGON 97844	
SUBMITTED FOR	FIELD-WEN, AM
SUBMITTED BY	GRANT
AWARDED BY	JUN
CHECKED BY	DALE
	5

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle  
of April A.D., 19 98 at 9:27 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 13579

**FEE** \$40.00

By Kathleen Ross Bernetha G. Letsch, County Clerk