

56952

MTC 1396-9054
BARGAIN AND SALE DEEDVol. 1198 Page 13582

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 LARRY E. PRIDEMORE, SR., SHARI A. COX, ANITA JANE ATKINSON AND HELEN LOUISE BRADFORD, as tenants in common, 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 42-97
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. Kufner, 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.

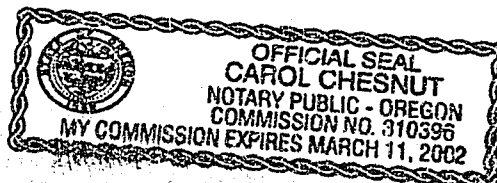
as

Notary Public of Oregon

My commission Expires _____

Return and taxes to

Larry Pridemore, Sr. et al
4801 Clinton
City 97603



AMERITILE, 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.

98 APR 24 A9:27

Owner
Dennis A. Ensor, L.S. W.R.E.

EXHIBIT "A"

13583

TRU SURVEYING, INC. LINE
TELEPHONE (541) 884-3891
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

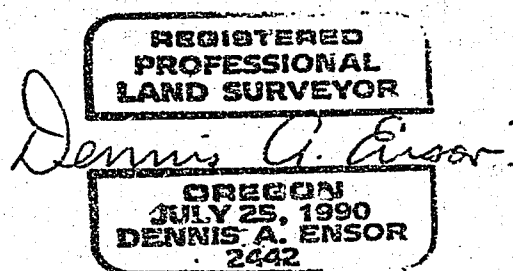
MARCH 13, 1998

LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 42-97"

A TRACT OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 19,
T38S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED
AS FOLLOWS.

BEGINNING AT A 1/2" IRON PIN ON THE SOUTH RIGHT OF WAY LINE
OF GAGE ROAD MARKING THE NORTHEAST CORNER OF THAT TRACT OF LAND
DESCRIBED AS PARCEL 2 IN DEED VOLUME M95 PAGE 8695 OF THE
KLAMATH COUNTY DEED RECORDS, FROM WHICH THE SOUTHEAST CORNER OF
SAID SECTION 19 BEARS EAST 665.31 FEET AND SOUTH 829.79 FEET;
THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL 2, 299.87 FEET;
THENCE WEST 7.50 FEET; THENCE NORTH 299.87 FEET; THENCE EAST 7.50
FEET TO THE POINT OF BEGINNING, CONTAINING 2,249 SQUARE FEET. SEE
MAP OF "PROPERTY LINE ADJUSTMENT 42-97" ON FILE AT THE OFFICE OF
THE KLAMATH COUNTY SURVEYOR.

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



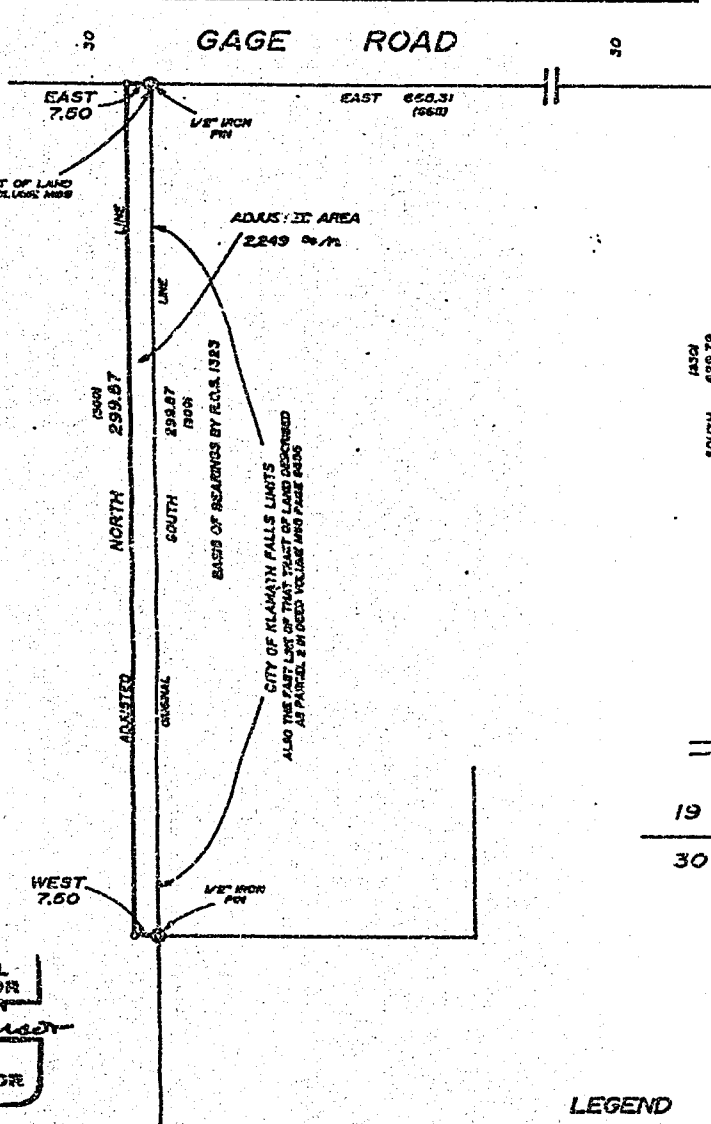
EXPIRES 12-31-99

MAP OF SURVEY

"PROPERTY LINE ADJUSTMENT 42-97"

SITUATED IN THE SE1/4 SE1/4 OF SECTION 19,
T38S, R9EWM, KLAMATH COUNTY, OREGON

NORTH: "T" CORNER OF THAT TRACT OF LAND
DESCRIBED: 1 AS PARCEL 2 IN DEED VOLUME 1889
PAGE 9, 10



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dennis A. Fessor
OREGON
JULY 23, 1990
DENNIS A. FESSOR
2462

EXPRES 12/31/99

LEGEND

- SET 3/4" x 30" IRON PIN WITH TRU-LINE SURVEYING, INC. PLASTIC CAP
- FOUND MONUMENT AS SHOWN
- CALCULATED RECORD DISTANCE BY R.O.S. 1323

NARRATIVE

"PROPERTY LINE ADJUSTMENT 42-97" WAS SURVEYED TO MEET THE CONDITIONS OF APPROVAL. MONUMENTS FOUND FROM RECORD OF SURVEY #1323 WERE USED AS CONTROL TO SET THE MONUMENTS AS SHOWN.

FILED
IN THE OFFICE OF THE KLAMATH
COUNTY SURVEYOR THIS 16 DAY
OF APRIL 1998

TRU SURVEYING INC. LINE		
2333 SUMMERS LANE KLAMATH FALLS, OREGON 97603		
SURVEYED FOR	JELD-WEN, INC.	
SURVEYED BY	JMK & DAE	3-98
MAPPED BY	JMK	3-98
CHECKED BY	DAE	3-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of April A.D., 19 98 at 9:27 o'clock A.M., and duly recorded in Vol. M98,
of Deeds on Page 13582.

FEE \$40.00

By Bernetha G. Leisch, County Clerk
Kathleen P. Roca