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After recording return to:
Klamath County
Public Works Department and
305 Main St.
Klamath Falls, OR 97601

JELD-WEN, inc.
PO Box 5079
Klamath Falls, OR 97601

RECEIVED
MAR - 8 2001
PUBLIC WORKS DEPT

WARRANTY DEED

For the true and actual consideration of \$1.00, receipt of which is hereby acknowledged, Jeld-Wen, inc. hereinafter called grantor, whether one or more, does hereby grant, bargain, sell, and convey unto Klamath County, and its assigns,

A parcel of land situated in Lot 8 of Section 31, Lots 2 and 3 of Section 32, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Said parcel being that portion of a strip of land sixty (60) feet in width, lying thirty (30) feet on each side of the following described road centerline, and lying within that property described in Exhibit "A" of deed volume M85 page 9990 of the Klamath County deed records:

Beginning at a point on the existing centerline of Topsy Grade Road, said point being N.00_47'13"W. a distance of 1846.80 feet from the southwest corner of Section 32, Township 39 South, Range 7 East of the Willamette Meridian; thence N.80_16'49"E. a distance of 168.20 feet to the beginning of a tangent curve concave to the northwest, having a radius of 500.00 feet; thence northeasterly along the arc of said curve a distance of 194.21 feet (the chord of said curve bears N.69_09'10"E., 193.00 feet); thence N.58_01'30"E. a distance of 120.39 feet to the beginning of a tangent curve concave to the northwest, having a radius of 350.00 feet; thence northerly along the arc of said curve a distance of 529.71 feet (the chord of said curve bears N.14_40'05"E., 480.58 feet); thence N.28_41'21"W. a distance of 182.97 feet to the beginning of a tangent curve concave to the northeast, having a radius of 450.00 feet.; thence northwesterly along the arc of said curve and existing centerline of Topsy Grade Road a distance of 115.30 feet (the chord of said curve bears N.21_20'55"W., 114.99 feet) to the end of said curve and terminus of the relocated centerline of Topsy Grade Road.

TOGETHER WITH a twenty (20) foot wide easement to construct and maintain road slopes, said easement lying southwesterly of and contiguous with the following described line:

Beginning at a point on the westerly line of the above described sixty (60) foot wide strip of land, said point being N.10_39'35"E. a distance of 2578.11 feet from the southwest corner of Section 32, Township 39 South, Range 7 East of the Willamette Meridian; thence S.28_41'21"E., 86.24 feet along said westerly line, to the beginning of a tangent curve concave to the northwest, having a radius of 320.00 feet; thence continuing southerly along said westerly line and arc of said curve a distance of 104.01 feet.

Bearings are based upon record of survey No. 1451 filed in the office of the Klamath County Surveyor.

To Have and To Hold said real property unto Klamath County, and its assigns, forever.

The grantor hereby expressly saves, excepts and reserves from the grant hereby made, unto itself, its successors, and assigns forever, all rights to the timber now and growing in the future.

The grantor hereby covenants to and with Klamath County and its assigns, that the grantor is lawfully seized and possessed in fee simple of the above granted real property, has good and lawful right and power to sell and convey the same, that the same is free and clear of all encumbrances, except those stated above, and that grantor will forever warrant and defend the title thereto and the quiet possession thereof

against the lawful claims and demands of all persons whomsoever.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. 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.

Dated this 28th day of FEBRUARY, 2001.

Craig B. Ditman
Grantor
FOR JELD-WEN, INC

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF KLAMATH) ss:

On the 28 day of February, 2001, personally appeared before me, Craig Ditman and _____, who proved to me on the basis of satisfactory evidence and being duly sworn by me, did say that they are the General Manager and _____ of the JW Timber & Ranches Corporation, and that they signed the document in behalf of said corporation by authority of its bylaws.



Laurie E. Titus
Notary Public in and for the State of Oregon

State of Oregon, County of Klamath
Recorded 04/16/01, at 4:14 p. m.
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Linda Smith,
County Clerk Fee \$ NC

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