

'02 MAR 27 PM 1:31

After Recording Return to:

Jane Rakay Nelson
Lane Powell Spears Lubersky LLP
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338

State of Oregon, County of Klamath

Recorded 03/27/2002 1:31 p.m.

Vol M02, Pg 17920 - 17923

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

Until a change is requested,
all tax statements shall be
sent to:

Home Depot U.S.A., Inc.
Property Tax Department - Store No. 4019
P.O. Box 105842
Atlanta, GA 30348-5842

K57542

STATUTORY WARRANTY DEED

KRISTI A. BUCK, aka KRISTI A. SUTPHIN, Grantor, conveys
and warrants to HOME DEPOT U.S.A., INC., a Delaware corporation,
Grantee, the real property described on Exhibit A, attached
hereto, free of encumbrances except those encumbrances
specifically set forth on the attached Exhibit B.

The true consideration for this transfer is \$305,000.00.

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.

Dated this 22 day of March, 2002.

Kristi A. Buck

Kristi A. Buck

Kristi A. Sutipin "Grantor"

STATE OF OREGON

COUNTY OF ~~JACKSON~~

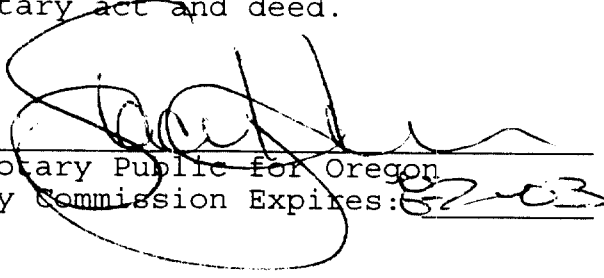
SS.

March 22, 2002

Personally appeared KRISTI A. BUCK, and acknowledged said instrument to be her voluntary act and deed.

Before me:




Notary Public for Oregon
My Commission Expires: 8-2-03

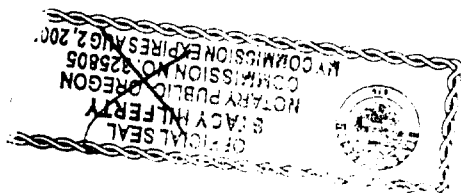


EXHIBIT "A"
Property Description
Buck Parcel 4A

A tract of land situated in the Southwest One-Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Center Section line of said Section 1, which bears South 87°50'28" West, 853.50 feet from the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe thence along said Center Section line, North 87°50'28" East, 147.92 feet; thence leaving said Center Section line, South 04°54'24" East, 671.93 feet to a point on the Northeasterly right-of-way of the Klamath Falls-Lakeview Highway; thence along said right-of-way, North 46°09'38" West, 15.43 feet to a point of Spiral Curve left at Engineer's centerline station 150+22.86 (BK), said spiral curve defined at Highway Centerline as 500.00 feet in length of arc, an "a" value of 0.65 and a "S" value of 80°5'51"; thence along the arc of a 44.00 foot offset right from said center spiral to the left (the long chord of which bears North 46°55'34" West, 265.93 feet) to a point of non-tangency on the East line of that property described in Deed Volume M-91 Page 21998, Deed Records of Klamath County, Oregon; thence leaving said right-of-way and along said East line, North 00°00'58" East, 471.46 feet to the Point of Beginning.

Said tract contains 2.251 acres, more or less.

TOGETHER WITH all of Grantor's interest, if any, in Parcel 1 of Land Partition 42-01, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said land partition being situated in the S1/2NW1/4SW1/4, and SE1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

EXHIBIT "B"
PERMITTED EXCEPTIONS
Buck Parcel

1. 2002 – 2003 real property taxes, a lien not yet due and payable.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. **(No delinquent or unpaid liens and assessments as of the date of this deed.)**
3. Any unpaid charges or assessments of the Enterprise Irrigation District. **(No delinquent or unpaid liens and assessments as of the date of this deed.)**
4. Rules, regulations and assessments of South Suburban Sanitary District. **(No delinquent or unpaid assessments as of the date of this deed.)**
5. Limited access provisions contained in Deed from Viola T. Buck to the State of Oregon, by and through its State Highway Commission recorded April 4, 1973 in M-73 on page 3948, Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
6. Effect of unrecorded Sublease, including the terms and provisions thereof, as disclosed by Assignment and Assumption of Sublessor's interest in Sublease Agreement, dated March __, 2002, recorded March __, 2002, in Volume M-02 on page ____, records of Klamath County, Oregon, by and between Jeld-Wen, Inc. and Home Depot U.S.A., Inc.
7. Effect of Truck Access, Secondary Access and Access, Drainage and Utility Easements and Additional 7 foot Public Easements for Slopes, Irrigation and Drainage created by Land Partition No. 42-01, filed in the office of the Klamath County Clerk, Klamath County, Oregon.