

M06-06059

Klamath County, Oregon

03/30/2006 12:11:50 PM

Pages 2 Fee: \$26.00

After recording return to:

JELD-WEN, inc., an Oregon corporation

3250 LAKEPORT BLVD.

KLAMATH FALLS, OR 97601

Until a change is requested all

Tax statements shall be sent to

The following address:

JELD-WEN, inc., an Oregon corporation

3250 LAKEPORT BLVD.

KLAMATH FALLS, OR 97601

Escrow No. _____

Title No. _____

STATUTORY WARRANTY DEED

American Institute for Full Employment, an Oregon corporation, Grantor(s) hereby convey and warrant to JELD-WEN, inc., an Oregon corporation, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1:

A tract of land in the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1280 feet East and 1352 feet North of the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being in the center line of "A" Street as shown on the plat of Highway Addition filed May 31, 1927 in Plat Book 7 and page 9, now vacated, and on the Westerly line of Biehn Street as now located (80 feet wide); thence Westerly along the center line of said vacated "A" Street to the Easterly line of Lakeport Boulevard; thence North in a straight line 274 feet more or less to the South line of the Southern Pacific Railroad right of way; thence Southeasterly tracing the Southerly line of said right of way 313 feet, more or less, to the Westerly line of said Biehn Street; thence South 127.2 feet, more or less, to the point of beginning.

Tax Account No: 3809-020CB-01600-000

Key No: 439993

PARCEL 2:

Vacated Block 3 and the vacated portion of Block 4 of HIGHWAY ADDITION TO KLAMATH FALLS, OREGON, and vacated Ashland Street, vacated Eureka Street and a portion of vacated A Street, situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point being the intersection of the centerline of vacated A Street and the Westerly right of way of Biehn Street said Westerly right of way being the Easterly line of those lands as vacated by Volume 164, page 507, Deed Records of Klamath County, Oregon, said point being marked by an iron axle, from which the section corner common to Sections 19, 20, 29 and 30 bears the following five courses: North 00° 41' 56" East 140.24 feet, North 05° 09' 52" East 161.46 feet, North 00° 56' 00" East 37.85 feet, North 00° 16' 56" West 37.12 feet and South 37° 31' 07" West 2152.45 feet, bearings and distances used to locate said section corner are from R.O.S. 6342; thence South 00° 41' 56" West along said Westerly right of way line of Biehn Street 256.76 feet to a point on the Southerly right of way line of vacated Ashland Street as depicted on the plat of "Highway Addition to Klamath Falls, Oregon"; thence North 89° 23' 40" West along said Southerly right of way line 277.70 feet to the Easterly right of way line of Lakeport Boulevard; thence North 02° 23' 49" East along said Easterly right of way line, said line also being the West line of those lands vacated by Volume 164, page 507, Deed Records of Klamath County, Oregon, 229.39 feet and North 02° 03' 37" East 29.30 feet, to the said centerline of vacated A Street; thence South 89° 00' 46" East along said vacated centerline 270.21 feet to the point of beginning.

Tax Account No: 3809-020CC-00100-000

Key No: 440017

Tax Account No: 3809-020CC-00200-000

Key No: 440026

Tax Account No: 3809-020CC-00300-000

Key No: 733996

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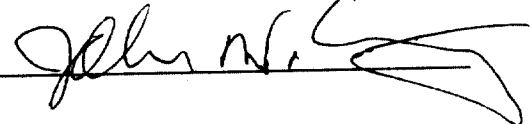
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$1,000,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)).

Dated this 21st day of March, 2006.

American Institute for Full Employment, an Oregon corporation

By: 

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 21, 2006 by John M. Courtney as President of American Institute for Full Employment, an Oregon corporation.


(Notary Public for Oregon)

My commission expires 3-17-2010

