

**M06-06777**

Klamath County, Oregon

04/07/2006 10:42:48 AM

Pages 3 Fee: \$31.00

After recording return to:

Work First Casualty Company, a Maryland  
Corporation

2636 Biehn Street

Klamath Falls, OR 97601

**M06-07192**

Klamath County, Oregon

04/13/2006 10:21:28 AM

Pages 3 Fee: \$31.00

Until a change is requested all  
tax statements shall be sent to  
The following address:Work First Casualty Company, a Maryland  
Corporation

2636 Biehn Street

Klamath Falls, OR 97601

RE-RECORDED TO CORRECT TAX LOT MAP *previously*  
*recorded in m06-06777.*

Escrow No. MT74035-KR

Title No. 0074035

SWD

**STATUTORY WARRANTY DEED****Jeld-Wen, inc., an Oregon Corporation,** Grantor(s) hereby convey and warrant to **Work First Casualty Company, a Maryland 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.

31.00 RR

Tax Account No:	3809-020C <sup>C</sup> <del>B</del> -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

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: See attached Exhibit "A" for list of exceptions

The true and actual consideration for this conveyance is **\$1.00**.

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 5<sup>th</sup> day of April, 2006.

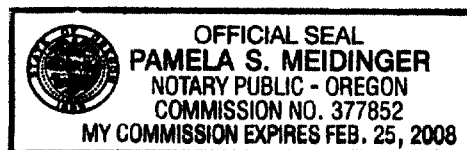
Jeld-Wen, inc., an Oregon Corporation

BY: [Signature]  
Jason de Vries, Real Estate Manager

STATE OF OREGON  
County of Klamath

This instrument was acknowledged before me on April 5, 2006, by Jason de Vries as Real Estate Manager of Jeld-Wen, inc., an Oregon corporation.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 2-25-08



**EXHIBIT "A"**  
**EXCEPTIONS**

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or highways.  
The following matters affect Parcel 1:
2. Subject to the reservations in Deed from Central Eastern Railway Company to John H. Decker, et ux, dated April 5, 1948, recorded May 3, 1948 in Volume 220, page 133, Deed Records of Klamath County, Oregon.
3. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 22, 1997  
Recorded: November 13, 1997  
Volume: M97, page 37523, Microfilm Records of Klamath County, Oregon  
In favor of: The City of Klamath Falls  
For: Slope Easement
4. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 22, 1997  
Recorded: September 18, 1998  
Volume: M98, page 34411, Microfilm Records of Klamath County, Oregon  
In favor of: PacifiCorp, an Oregon corporation  
For: Electric and communication distribution lines
5. Building encroachment as evidenced by ALTA/ACSM Survey. It appears that the building entrance lies within the 25 foot building setback.