

2007-020914

Klamath County, Oregon



00036940200700209140020025

12/13/2007 03:53:24 PM

Fee: \$26.00

After Recording Return to:
JELD-WEN 1031
1501 E. MCANDREWS ROAD
MEDFORD, OR. 97504

Until a change is requested all tax statements
Shall be sent to the following address:
Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE! 65348 MS

JIM MIELOSZYK and KARYN MIELOSZYK, herein called grantor, convey(s) to CREED EXCHANGE MX071103, LLC, AN OREGON LIMITED LIABILITY COMPANY herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

for other property and value given or promised.
The true and actual consideration for this transfer is ~~\$495,000.00~~. The execution of this Deed directly to the Grantee named herein is done at the direction of Jeld-Wen 1031 as part of tax deferred exchange for the benefit of the Grantee named herein.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated December 11, 2007.

JIM MIELOSZYK

KARYN MIELOSZYK

STATE OF OREGON, County of Klamath) ss.

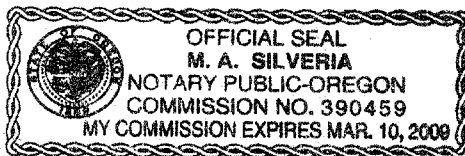
On December 12, 2007 personally appeared the above named JIM MIELOSZYK and KARYN MIELOSZYK and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65348MS

Before me:
Notary Public for Oregon
My commission expires: 3/10/09
Official Seal



426-A

Exhibit A

PARCEL 1:

The East 10 feet of Lot 4, and all of Lots 5, 6 & 7, Block 1, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3909-004AA TL 00600 KEY #530492

CODE 001 MAP 3909-004AA TL 00500 KEY #530483

PARCEL 2:

Lots 1, 2 and 3 and the West 15 feet of Lot 4, Block 1, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land lying in Lot 1, Block 1, SIXTH STREET ADDITION, in the County of Klamath, State of Oregon, the said parcel being described as follows:

Beginning on the North line of said Lot 1 at a point 10 feet East of the Northwest corner of said Lot 1; thence West along said North line 10 feet to said Northwest corner; thence South along the West line of said Lot 1, a distance of 10 feet; thence Northeasterly in a straight line to the point of beginning, which was conveyed to the City of Klamath Falls by Deed recorded April 27, 1978 in Book M-78 at Page 8314.

CODE 001 MAP 3909-004AA TL 00800 KEY #530517

CODE 001 MAP 3909-004AA TL 00700 KEY #530508