



Part Of The JELD-WEN Family

MT81058-KR

After recording return to:
South Valley Bank & Trust

Attention: John Lake
803 Main Street PO Box 5210
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

South Valley Bank & Trust
Attention: John Lake
803 Main Street PO Box 5210
Klamath Falls, OR 97601

Escrow No. MT81058-KR
Title No. 0081058
SWD

THIS SPACE

2008-001902

Klamath County, Oregon



00040094200800019020020028

02/14/2008 11:09:26 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

T, D, J, & B, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to South Valley Bank & Trust, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$785,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 29th day of January, 2008.

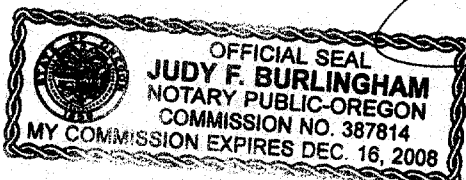
T, D, J, & B, LLC, an Oregon limited liability company

BY: John E. Ferris
John E. Ferris, Member

BY: Robert G. Hunter
Robert G. Hunter, Member

State of Oregon
County of Jackson

This instrument was acknowledged before me on January 29, 2008 by John E. Ferris and Robert G. Hunter as Members for T, D, J, & B, LLC, an Oregon limited liability company.



Judy F. Burlingham
(Notary Public for Oregon)
My commission expires 12/16/08

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southwest one-quarter of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap marking the Southwest corner of Section 34 and running North 00° 28' 30" West 168.83 feet; thence North 89° 31' 30" East 55.00 feet to a point on the Easterly right of way line of Washburn Way and the point of beginning; thence leaving said right of way, running 38.10 feet along a 35.00 foot radius curve right, the long chord of which bears North 58° 20' 54" East 36.24 feet; thence North 89° 31' 53" East 172.03 feet; thence South 00° 28' 07" East 159.15 feet to the Northerly right of way line of Shasta Way; thence along said right of way South 89° 52' 25" West 192.87 feet; thence North 48° 08' 20" West 13.74 feet to the Easterly right of way line of Washburn Way; thence along said right of way North 00° 28' 30" West 129.98 feet to the point of beginning.