

MT13914-9405

After recording return to:

JELD-WEN 1031
15 Oregon Ave., Ste. B
Bend, OR 97701

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

ROBERT W. CREED AND KRISTINE CREED
1650 Sunset Beach
Klamath Falls, OR 97601

2008-008208

Klamath County, Oregon



00047470200800082080020022

06/05/2008 03:20:54 PM

Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

CREED EXCHANGE MX071103, LLC, an Oregon Limited Liability Company, Grantor, conveys to ROBERT W. CREED AND KRISTINE CREED, as tenants by the entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit 'A' attached hereto and made part hereof.

Subject to: That certain Deed of Trust dated December 11, 2007, recorded on December 13, 2007 as Instrument No. 2007-020915, in the Deed Records of Klamath, County, State of Oregon and the Note secured thereby, dated December 11, 2007, which Grantee herein agrees to assume and pay.

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.

The true consideration for this conveyance is \$PURSUANT TO AN IRC SECTION 1031 TAX DEFERRED EXCHANGE.
(Here comply with the requirements of ORS 93.030)

Dated June 4, 2008

CREED EXCHANGE MX071103, LLC, AN OREGON LIMITED
LIABILITY COMPANY

Glenda D. Sibbald

By JELD-WEN 1031 inc.
Sole and Managing Member,
Glenda D. Sibbald, Assistant Secretary

STATE OF OREGON }
County of Deschutes } ss

AMERITITLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

This instrument was acknowledged before me on June 4, 2008
by Glenda D. Sibbald
as Assistant Secretary
of JELD-WEN 1031 inc.

Rachel Matthews
Notary Public for Oregon
My commission expires July 29, 2010



260111

ORSTBSD

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