

After recording return to:

JELD-WEN 1031  
1501 E McAndrews Rd  
Medford, OR 97504

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

TERRY MARIE BENGARD  
Attn: Bill Jensen  
P.O. Box 80090  
Salinas, CA 93912

This space reserved for

**2013-003157**  
**Klamath County, Oregon**  
03/25/2013 01:50:25 PM  
Fee: \$42.00

**STATUTORY  
BARGAIN AND SALE DEED**

**BENGARD EXCHANGE BX120610 OR, LLC, an Oregon Limited Liability Company, Grantor, conveys to  
TERRY MARIE BENGARD, Grantee,**  
the following described real property situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855 OREGON LAWS 2009. . 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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 3-25-13.

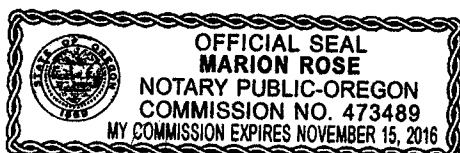
BENGARD EXCHANGE BX120610 OR, LLC, an Oregon limited  
liability company

Glenda Sibbald

JELD-WEN 1031 inc., sole Member, Manager  
By Glenda Sibbald, Vice President

STATE OF OREGON                    }  
County of Jackson                } ss

This instrument was acknowledged before me on 3/25/2013  
by Glenda Sibbald  
as Vice President  
of JELD-WEN 1031 inc.



Ma Rose  
Notary Public for Oregon  
My commission expires 11-15-2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Township 39 South, Range 11 1/2 East of the Willamette Meridian

Section 27: Government Lots 7, 8 and 9

Section 34: Government Lots 3 and 4, all that portion of the NE 1/4 NE 1/4 lying Westerly of Lost River; SW 1/4 NE 1/4; E1/2 NW 1/4; SW 1/4 NW 1/4, Except the West 60 feet thereof and that portion lying Northwesternly of the U.S.B.R. Drain; NE 1/4 SW 1/4; The East 30 feet of the SE 1/4 SW 1/4; NE 1/4 SE 1/4 lying Westerly of Lost River, and the NW 1/4 SE 1/4; SW 1/4 SE 1/4, saving and excepting the Easterly 30 feet thereof

Saving and Excepting the Southerly 30 feet of the NE 1/4 SE 1/4 and the Easterly 30 feet of the Southerly 30 feet of the NW 1/4 SE 1/4 of Section 34 Township 39 South, Range 11 1/2 East of the Willamette Meridian.

**PARCEL 2:**

The W1/2 SW1/4 of Section 34, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to Poe Valley Community Club by deed recorded December 6, 1924 in Deed Volume 66 at page 377, Deed Records of Klamath County, Oregon.