

63028

Vol. <sup>72</sup> Page 3873

## - WARRANTY DEED -

THOMAS LUMBER COMPANY, INC., an Oregon corporation, herein-  
after called Grantor, conveys to JELD-WEN, inc., an Oregon corporation,  
all that real property situate in the County of Klamath, and State of  
Oregon, described as:

A tract of land situated in Lots 5, 6 and 7, Section 19  
and Lots 1, 5 and 6, Section 18, all in Township 38 South,  
Range 9 East, Willamette Meridian, Klamath County, Oregon,  
more particularly described as follows:

Beginning at an iron pin which is North 7 degrees 15' West  
a distance of 1433.3 feet from the iron pin marking the  
center quarter corner of said Section 19, said iron pin  
being South 10 degrees 20' East a distance of 1070.88 feet  
and South 79 degrees 40' West a distance of 1055.96 feet  
from the gas pipe monument on the Northwest corner of  
Pelican City Subdivision; thence North 79 degrees 40' East  
at right angles to Lakeport Blvd. a distance of 1055.96 feet  
to an iron pin on the Westerly right of way line of Lakeport  
Blvd; thence Northerly along the Westerly right of way line  
of Lakeport Blvd. to an iron pin that is North 89 degrees  
54' West a distance of 78.32 feet and North 23 degrees 49'  
West a distance of 128.77 feet from the gas monument on the  
Northwest corner of Pelican City Subdivision, said gas pipe  
monument being North 89 degrees 54' West a distance of  
1995.5 feet from the Southeast corner of said Section 18;  
thence South 79 degrees 40' West a distance of 182.53 feet  
to an iron pin on the Westerly line of old Pelican Bay  
Lumber Co. spur track; thence Southerly and Westerly along  
the Westerly and Northerly line of said spur track to an  
iron pin which is South 79 degrees 40' West a distance of  
579.34 feet from the gas pipe monument on the Northwest  
corner of Pelican City Subdivision; thence North 10 degrees  
20' West a distance of 253.0 feet to an iron pin; thence  
South 79 degrees 40' West a distance of 860.36 feet; thence  
North 10 degrees 20' West a distance of 192.3 feet; thence  
South 79 degrees 40' West to the Westerly boundary of Lot  
7 said Section 19; thence South 10 degrees 20' East (South  
10 degrees 30' East by deed record) along the Westerly bound-  
ary of Lot 7, said Section 19, to the line between Lots 7  
and 8, said Section 19; thence North 89 degrees 47-1/2' East  
along said lot line to a point that bears South 86 degrees  
34' West from the point of beginning; ~~thence North 86 de-  
grees 34' West from the point of beginning;~~ thence North 86  
degrees 34' East to the point of beginning.

and covenant that Grantor is the owner of the above described property,  
free and clear of all encumbrances excepting reservations, restrictions,  
easements and rights of way of record and those apparent upon the land,  
and will warrant and defend the same against all persons who may lawfully  
claim the same, except as shown above, and except:

1. Acreage and use limitations under provisions of the  
United States Statutes and regulations issued thereunder.

## 1. WARRANTY DEED.

WM. P. BRANDSNESS  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON 97601

APR 12 4 21 PM 197

2. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and consents, if any of the above there may be. 3874

3. Rights of the Federal Government, the State of Oregon, and the General Public, in any portion of the herein described property lying below the high water line of the Klamath Lake.

4. Agreements, including the terms and provisions thereof, relative to spur, given between the Klamath Development Co., a corporation, and Pelican Bay Lumber Company, a corporation, recorded October 8, 1912, Deed Volume 41, page 60, Records of Klamath County, Oregon.

The true and actual consideration for this transfer is the sum of TWENTY THREE THOUSAND FIVE HUNDRED FIFTY-THREE and 70/100 (\$23,553.70).

The foregoing recital of consideration is true, as I verily believe.

DATED this 6 day of APRIL, 1972.

THOMAS LUMBER COMPANY, INC.  
an Oregon corporation

By Clay Thomas

By J. Paul Matthews

STATE OF OREGON )  
County of Klamath ) ss.

APRIL 6, A.D., 1972  
Personally appeared CLAY THOMAS, who being sworn, stated that he is the PRESIDENT of Grantor corporation, and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by the authority of its Board of Directors. And personally appeared J. PAUL MATTHEWS, who, being first duly sworn, stated that he is the SECRETARY of grantor corporation, and also stated that said deed was voluntarily signed and sealed on behalf of said corporation.

Before me:

William R. Brand  
Notary Public for Oregon

My Commission Expires: 7-29-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE

this 12th day of April, A.D. 1972 at 4:21 o'clock P M., and

duly recorded in Vol. M-72, of DEEDS on Page 3873

2. WARRANTY DEED.

Wm D. Milne, County Clerk

By Hazel Draper

Fee \$4.00