MTC 2970

25530

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that LOYAL II. LOVENESS and MILDRED H. LOVENESS, husband and wife, hereinafter known as GRANTOR, grants, bargains and sells to JELD-WEN, inc., an Oregon Corporation, hereinafter known as GRANTEE, and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon; described as follows:

The following described property is situated in Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 17: $S_{1}S_{2}$

Section 18: S¹₂

Section 19:

NINEA, NEANWA, SWANEA, SEA, SEASWA
NINEA, SINEA, SEANWA, SEA, SEASWA, WISWA
WI, NWANEA, SINEA, NWASEA, SINEA
SINWA, SWA, SEA Section 20:

Section 21:

Section 22:

Section 26:

A11 Section 27:

Section 28: $\Lambda 11$

Section 29: Section 30: A11

Section 32:

NITE NEWNOWS, SWANES, ESSES, NWASES, NEWNESSWANSWANSES, NEWNESSWANSWA, SENEW, NEWSES at a point on the NW corner of SEASWA, thence Easterly along the North boundary of SEASWA to the NE corner of SEASWA to the N Section 33: of SEASWA; thence Southerly to the SE corner of SEASWA; thence diagonally Northwesterly to

the Point of Beginning.

Section 34: A11

Section 35: W_2 , W_2 SE4, SE4NE4

TOGETHER WITH: A perpetual easement for the constructing, maintaining, replacing, repairing and using for road purposes the following described land situated in Klamath County, Oregon:

WARRANTY DEED -1-



Beginning at a point on the West line of NE½SE¼ of Section 35, Township 40 South, Range 13 East of the Willamette Meridian which is 84.828 feet South of the Northwest corner of said NE½SE½; thence Northerly along said West line to the Northwest corner of said NE½SE½; thence 84.828 feet Easterly along the North line of said NE½SE½ to a point; thence diagonally Southwesterly 120 feet, more or less, to the point of beginning;

together with the right to do all things reasonably necessary in the building, constructing, maintaining, replacing and using of said road. This easement shall be perpetual, and shall run with the land affected thereby.

SUBJECT TO: Easements, rights of way of record, and those apparent upon the land.

SUBJECT TO: Right of way for roadway as conveyed to United States of America by deed recorded December 20, 1963, in Volume 350, page 31, Deed Records of Klamath County, Oregon.

To Have and to Hold the same unto the said GRANTEE and Grantee's heirs, successors and assigns forever.

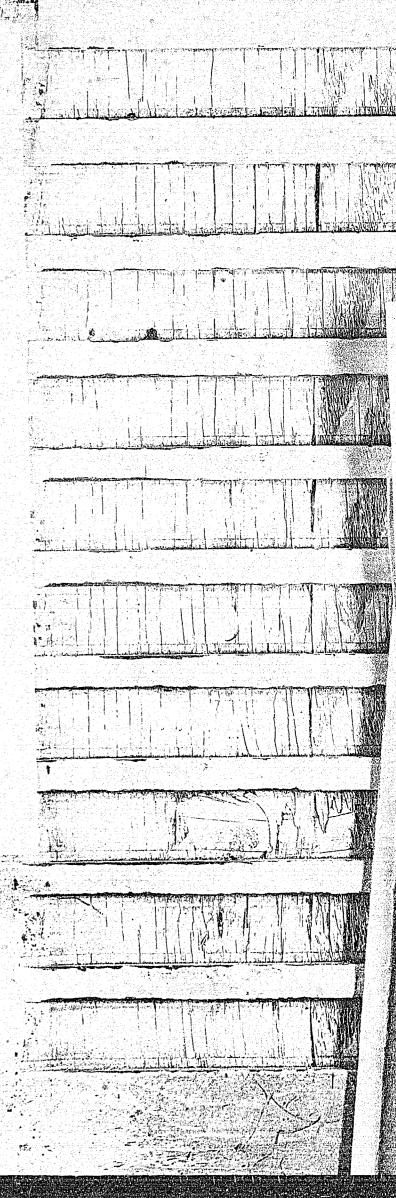
And said GRANTOR hereby covenants to and with said GRANTEE and Grantee's heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that GRANTOR will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$950,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument

WARRANTY DEED -2-



2785

this 15 day of February, 1977; if a corporate Grantor, it has caused its name to be signed by its officer, duly authorized thereto by order of its board of directors.

STATE OF OREGON County of Klamath)

Personally appeared before me the above-named LOYAL II.

LOVENESS and MILDRED II. LOVENESS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 6-12-77

After recording return to:

JELD-WEN, inc. 3303 Lakeport Boulevard Klamath Falls, Oregon 97601

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

JELD-WEN, inc. 3303 Lakeport Boulevard Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of _o'clock___P_M., and duly recorded in Vol_M_77___, FEBRUARY A.D., 19 77 at 4;15

DEEDS

\$ 9.00

FEE __

WARRANTY DEED -3-

WM. D. MILNE, County Clerk
By Hazil Drand

