

25500

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that LOYAL H. 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 $\frac{1}{2}$ S $\frac{1}{2}$
- Section 18: S $\frac{1}{2}$
- Section 19: N $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 20: N $\frac{1}{2}$ N $\frac{1}{2}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 21: W $\frac{1}{2}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 22: S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$
- Section 26: S $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 27: All
- Section 28: All
- Section 29: All
- Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 32: N $\frac{1}{2}$ N $\frac{1}{2}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 33: N $\frac{1}{2}$ , SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , and beginning at a point on the NW corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$ , thence Easterly along the North boundary of SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the NE corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence Southerly to the SE corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence diagonally Northwesterly to the Point of Beginning.
- Section 34: All
- Section 35: W $\frac{1}{2}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$

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:

Beginning at a point on the West line of NE $\frac{1}{4}$ SE $\frac{1}{4}$  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 NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence Northerly along said West line to the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence 84.828 feet Easterly along the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  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



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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.

Loyal H. Loveness  
LOYAL H. LOVENESS

Mildred H. Loveness  
MILDRED H. LOVENESS

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared before me the above-named LOYAL H. LOVENESS and MILDRED H. LOVENESS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

May B. Rubak  
Notary Public for Oregon  
My commission expires: 8-12-77

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 FEBRUARY A.D., 19 77 at 4:15 o'clock P M., and duly recorded in Vol. M 77 of DEEDS on Page 2783.

FEE \$ 9.00

WM. D. MILNE, County Clerk  
By Hazel Orange Deputy

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