

L#014 1430

TA-38-13693

FORM No. 633—WARRANTY DEED (Individual or Corporate).  
1-1-74

40537

WARRANTY DEED

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24356

KNOW ALL MEN BY THESE PRESENTS, That JELD-WEN, inc., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICK HOMES, inc., an Oregon corporation,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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, to-wit:

Lot 6, Block 14, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, TOGETHER WITH that portion of vacated Oregon Avenue adjacent to the South line of said Lot 6, vacated by Ordinance #5045 and recorded March 16, 1959, in Book 310, Page 496, deed records. SUBJECT TO: (1) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 10, 1956, in Book 12, Page 250, as modified and recorded July 9, 1959, in Book 314, Page 80. (2) Easement for existing public utilities in vacated street area reserved by Ordinance #5045 and the conditions imposed by said Ordinance. (3) Reservation of all mineral rights and geothermal resources to the State of Oregon, including the terms and provisions thereof, as disclosed in deed recorded December 9, 1976, in Volume M-76, Page 19771, and modified by deed recorded December 14, 1976, in Volume M-76, Page 19969, microfilm records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 end 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, except as stated above,

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 \$ 6,500.00

~~However, the actual consideration consists of other property or value given or promised which is~~  
~~for whole consideration (indicate which) or that same is to be paid in installments. See ORS 93.939.~~

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 this 15 day of December, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

JELD-WEN, inc.

(If executed by a corporation, affix corporate seal)

By

By

*[Signature]*  
*[Signature]*

Pres.  
 Sec.

STATE OF OREGON,

County of

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Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON, County of KLAMATH ) ss.  
 December 15, 1977

Personally appeared

*[Signature]*  
*[Signature]*

and

each for himself and not one for the other, did say that the former is the

*[Signature]*  
*[Signature]*

president and that the latter is the

*[Signature]*  
*[Signature]*

secretary of

JELD-WEN, inc., a corporation,

~~that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.~~

~~Before me:~~

*[Signature]*  
*[Signature]*

Notary Public for Oregon  
 My commission expires: 1-13-78

(OFFICIAL SEAL)

JELD-WEN, inc.  
 P. O. Box 1329  
 Klamath Falls, Oregon 97601  
 GRANTOR'S NAME AND ADDRESS

MICK HOMES, inc.  
 3303 Lakeport Blvd.  
 Klamath Falls, Oregon 97601  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

F-R

NAME, ADDRESS, ZIP

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

MICK HOMES, inc.  
 3303 Lakeport Blvd.  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of December, 1977, at 3:37 o'clock P.M., and recorded in book M77 on page 24356 or as file/reel number 40537. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *[Signature]* Recording Officer  
*[Signature]* Deputy

Fee \$3.00