

1-1-74

51376

WARRANTY DEED

Vol. 1778 Page 14691

KNOW ALL MEN BY THESE PRESENTS, That Jeld-Wen, inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Mick Homes, inc., 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

3736 Hope Street, Klamath Falls, Oregon. Further legal description
attached - Addendum "A".

(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 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

except conditions, covenants, restrictions, reservations, rights,
rights of way, and easements, now of record.

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 \$ 3,200.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS, NOW OF RECORD.~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 26 day of June, 1978;
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.

Not executed by a corporation.
Affix corporate seal.

STATE OF OREGON,

County of

19

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.

June 26, 1978

Personally appeared

L. V. Wetter

R. L. Wendt

and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Jeld-Wen, inc.,

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half 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:

Notary Public for Oregon

My commission expires: 4-27-82

Jeld-Wen, inc.

P. O. Box 1329

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Mick Homes, inc.

P. O. Box 1329

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mick Homes, inc.

P. O. Box 1329

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book on page or as

file/real number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer

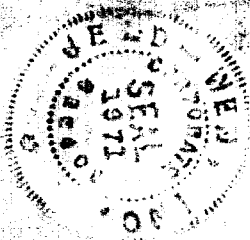
Deputy

14692

ADDENDUM "A"

A parcel of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 11, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at an iron pin marking the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence S. 89°50' W. along the South line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 11, said line being the North line of said Subdivision, a distance of 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence N. 0°17' E. along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence continuing N. 0°17' E. along said Westerly line of Hope Street a distance of 97.41 feet to an iron pin; thence S. 89°59'30" W. parallel with the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 11, a distance of 137.88 feet to an iron pin; thence S. 0°06'30" W. a distance of 97.41 feet to an iron pin; thence N. 89°59'30" E. parallel with the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 11, a distance of 137.59 feet to the true point of beginning of this description. EXCEPTING an easement over and across the Northerly 5 feet of the above-described parcel of land for a water line and construction and maintenance of said water line.

SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District,



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.this 10th day of July A. D. 19 78 at 11:08 o'clock AM., onJuly recorded in Vol. 173 of Deeds on Page 14691Wm D. MILNE, County Clerk
Bernita A. Shelton

Fee \$6.00