

1-21872

1354

55108

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mabel O'Brien, formerly Mabel Shadduck and Phillip O'Brien, wife and husband

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeld-Wen, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots Eleven and Twelve in Block 7, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for 1978-1979 are a lien, but not yet payable.
2. Subject to the easements, restrictions, reservations, and right-of-ways.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$17,562.00

~~However, the actual consideration consists of certain real or personal property or value given or promised which is the subject of this deed.~~ (The sentence between the symbols , 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 18th day of ~~August~~ Sept., 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.

(If executed by a corporation, officer's name must be stated)

Mabel O'Brien formerly Mabel Shadduck

Phillip O'Brien

STATE OF OREGON

County of Klamath
September 18, 1978

STATE OF OREGON, County of _____) ss.

Personally appeared _____ 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 _____

_____ a corporation, 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 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.

Witness my

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Walter D. Milne

Notary Public for Oregon

My commission expires 3-20-81

Notary Public for Oregon

My commission expires _____

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of September, 1978, at 11:07 o'clock A.M. and recorded in book 7178 on page 20565 or as file/reel number 55108, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Deputy Recording Officer

Fee \$3.00

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
Other recording reference	Jeld-Wen, Inc. 1101 Halpert Klamath Falls, Oregon 97601
If a change is requested all the statements shall be made in the following column.	
Same as above	
NAME, ADDRESS, ZIP	