

69188

## WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 179 Page 14336

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 HARRY O. ELLIOTT and ALMA M. ELLIOTT, husband and wife 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:

A parcel of land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 13, Township 34 S., R. 7 $\frac{1}{2}$  E.W.M., more particularly described as follows: Beginning at a point of intersection of the section line between Sections 12 and 13, Township 34 S., R. 7 $\frac{1}{2}$  E.W.M., and westerly right of way boundary of Oregon Highway 62 from which the section corner common to Sections 12 and 13, Township 34 S., R. 7 $\frac{1}{2}$  E.W.M. and Sections 7 and 18, Township 34 S., R. 7 E.W.M. bears N. 89°57'13" E. 328.51 feet; thence S. 89°57'13" W. 993.31 feet along the section line between said Sections 12 and 13, to the E. 1/16 corner common to said Sections 12 and 13; thence S. 1°08'54" E. 150 feet along the West boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , said Section 13; thence N. 89°57'13" E. 1022.25 feet to a point of intersection with the westerly limit of the right of way of Oregon Highway 62; thence along the westerly limit of said right of way on a spiral curve whose long chord bears N. 12°19'24" W. 33.89 feet to the point of change from spiral to circular curve left, radius 5679.58 feet; thence along said

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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 easements or restrictions of record, common to the area, or apparent on the ground,

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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 12 day of June, 1979, 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, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

ss.

19 \_\_\_\_\_

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: \_\_\_\_\_

JELD-WEN, inc.

By \_\_\_\_\_

By \_\_\_\_\_

STATE OF OREGON, County of KLAMATH

June 12, 19 79.

Personally appeared \_\_\_\_\_

R. L. Wendt

\_\_\_\_\_ 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.

\_\_\_\_\_ a 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.

Before me:

June Sanders

Notary Public for Oregon

My commission expires: 2-14-83

JELD-WEN, inc.

P. O. Box 1329

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

HARRY O. ELLIOTT, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeld-Wen

P.O. Box 1329

K. 7

NAME, ADDRESS, ZIP

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

HARRY O. and ALMA M. ELLIOTT

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of June, 1979, at 10:02 o'clock A.M., and recorded in book 479 on page 14336 or as file/reel number 69188. Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne

By \_\_\_\_\_

Recording Officer

Deputy

Fee \$ \_\_\_\_\_