

1-1-74

K-3205 69247

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILD BILLY LAKE, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JELD-WEN, 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:

N½ SE¼ NE¼, and SW¼ NE¼ of Section 2, Township 35 South, Range 12, East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of the herein-described premises lying within the boundaries of public roads or highways; Reservations and restrictions, including the terms and provisions thereof, in deed from United States of America to Elva G. Anderson et al, recorded April 6, 1959, in Volume 311 at page 286, Deed Records of Klamath County, Oregon; Easement to divert and convey water as set forth in Deed recorded May 25, 1960, in Deed Volume 321 at page 402, Deed Records of Klamath County, Oregon, as modified by Decree filed November 12, 1969, Circuit Court Journal M-69 at page 6695, Case No. 67-2568; Easement given by Miller Anderson to Indian Pines, Inc. recorded January 16, 1973, in Microfilm Records M-73 at page 538, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

NOTE: The assessment roll and the tax roll disclose that the within-described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest, are due and payable when said reason for the deferment no longer exists.

(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 those above set forth,

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 \$ 21,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (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 18th day of June, 19 79; 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: _____

WILD BILLY LAKE, INC.

By Norman Miller Anderson President
By Floyd L. Osborn Secretary

STATE OF OREGON, County of Klamath) ss.
June 18, 19 79

Personally appeared Norman Miller Anderson and Floyd L. Osborn 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 Wild Billy Lake, Inc.

_____ 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.

Before me:
Clarence M. Farvey
Notary Public for Oregon
My commission expires: 2-5-81

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of June, 19 79, at 4:00 o'clock P.M., and recorded in book M79 on page 14423 or as file/reel number 69247.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Ma. D. Milne Recording Officer
By Bonetha Whitcomb Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as below

NAME, ADDRESS, ZIP

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

Jeld-Wen, Inc.P. O. Box 1329Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE