

7925

WARRANTY DEED

M9C 10757-L

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

M9C 22276

KNOW ALL MEN BY THESE PRESENTS, That Norman Miller Anderson and Lavina A. Anderson, husband and wife 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:

SEE ATTACHED APPENDIX 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 those covenants, conditions, easements, liens, restrictions, and reservations now of record or apparent on the land

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 \$ 145,000.00

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 20th day of October, 1981; 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)

Norman Miller Anderson  
Lavina A. Anderson

STATE OF OREGON,  
County of Klamath  
October 20, 1981

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

Personally appeared the above named Norman Miller Anderson and Lavina A. Anderson and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL) Linda Stelle

Notary Public for Oregon  
My commission expires: 7/13/85

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Norman Miller Anderson & Lavina Anderson  
P. O. Box 231  
Beatty, OR 97621  
GRANTOR'S NAME AND ADDRESS

JELD-WEN, inc.  
3303 Lakeport Blvd.  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company  
407 Main Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

JELD-WEN, inc.  
3303 Lakeport Blvd.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County attixed.

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## APPENDIX A

22278

All of Section 11, EXCEPT the NE 1/4 and the NW 1/4 in Township 35 South, Range 12 East of the Willamette Meridian.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1978, which are now a lien but not yet payable; Rights of the public in and to any portion of said premises lying within the limits of roads or highways; Reservations and restrictions as set forth in deed recorded April 6, 1959, in Deed Volume 311, page 286, Records of Klamath County, Oregon; Reservations and restrictions as set forth in deed recorded May 25, 1960, in Deed Volume 321, page 402, as modified by Decree filed Nov. 12, 1969, in Circuit Court Journal M69, page 6695, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

NOTE: The within-described premises are specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five years or lesser number of years in which the land was subject to the special land use assessment;

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at \_\_\_\_\_ of \_\_\_\_\_

on the 31 day of Dec. A.D. 1981 at 3:14 o'clock P M

and recorded in Vol. M 81, of Deeds on a 22276

Fee \$8.00

EV LYN BIEHN, Clerk

By Joyce McShane