

1-1-74 18838

WARRANTY DEED

Vol. 1482 Page 18570

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 Roderick C. Wendt and Carol M. Wendt, husband and wife, 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:

Beginning at a point lying South 09° 32' 02" West 42.59 feet from the Northeast corner of Lot 2, Block 12, TRACT NO. 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13 and 14, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence continuing South 09° 32' 02" West 71.00 feet to a point; thence South 83° 07' 15" West 143.02 feet to a point; thence North 01° 00' 34" East, 70 feet to a point; thence North 83° 07' 15" East 151.02 feet to the point of beginning being a portion of Lots 2 and 3 of said Block 12.

(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 or apparent on the land.

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 \$ to clear title ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 29 day of December, 1982; 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.

JELD-WEN, inc.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath

December 29, 19 82

) ss.

Personally appeared 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 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:

Judith H. Sullivan
Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 4/27/86

JELD-WEN, inc.

3303 Lakeport Blvd.

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Roderick & Carol Wendt

2526 Yonna

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roderick C. Wendt

2526 Yonna

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 29th day of December, 1982, at 3:20 o'clock P. M., and recorded in book reel volume No. 182 on page 18570 or as document fee file instrument/microfilm No. 18838. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Penelope B. Letcher* Deputy

Fee \$4.00