

35016

MTC 13423-L

WARRANTY DEED

Vol. 184 Page 5152

KNOW ALL MEN BY THESE PRESENTS, That

William N. Drew and Alice L. Drew, Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Jeld-Wen, inc., an Oregon Corporation  
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:

REFER TO THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

(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 appear on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 233,000.00  
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 92.030.)

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 day of March, 1984; 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)

William N. Drew  
William N. Drew

Alice L. Drew  
Alice L. Drew

STATE OF OREGON,  
County of Klamath ss.  
March 30, 1984

STATE OF OREGON, County of ss.  
March 30, 1984

Personally appeared and  
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

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named  
William N. Drew and  
Alice L. Drew  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

7/13/85

William N. Drew and Alice L. Drew

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, inc. an Oregon Corporation  
3303 Lakeport Blvd.  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1984,

at o'clock M., and recorded in book on page or as

file/reel number  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## DESCRIPTION

The following described property situate in Klamath County, Oregon:

## PARCEL 1:

Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon,

Section 17; The  $W\frac{1}{2}$

Section 18; The  $S\frac{1}{2}$ ; and the  $S\frac{1}{2}$  of the  $N\frac{1}{2}$

Section 19; The  $N\frac{1}{2}$  of the  $NE\frac{1}{4}$ ; the  $E\frac{1}{2}$  of the  $NW\frac{1}{4}$ ; the  $SW\frac{1}{4}$  of the  $NE\frac{1}{4}$  and the  $SE\frac{1}{4}$  of the  $NE\frac{1}{4}$

Section 20; The  $W\frac{1}{2}$

## PARCEL 2:

Township 37 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, Klamath County, Oregon,

Section 11; The  $SE\frac{1}{4}$  of the  $NW\frac{1}{4}$ ; the  $E\frac{1}{2}$  of the  $SW\frac{1}{4}$ ; and the  $S\frac{1}{2}$  of the  $SE\frac{1}{4}$

Section 13; The  $NE\frac{1}{4}$ ; and the  $S\frac{1}{2}$

Section 14; The  $NE\frac{1}{4}$  of the  $NE\frac{1}{4}$ ; and the  $E\frac{1}{2}$  of the  $SE\frac{1}{4}$

Section 23; That portion of the  $E\frac{1}{2}$  of the  $E\frac{1}{2}$  and that portion of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  lying Easterly of the County Road

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

3. Reservations, including the terms and provisions thereof, as contained in instrument dated May 24, 1937 and recorded May 25, 1937 in Volume 109 at page 541, Deed Records of Klamath County, Oregon, to wit:

"The grantors reserve to themselves from this conveyance all oil and minerals in said lands, and they and their heirs and assigns shall have the right at all times to enter upon the above described premises and to bore wells and make excavations on the same for the purpose of discovering and to remove therefrom all oil and other minerals found thereon.

4. Financing Statements, if any, on file in the office of the Secretary of State.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 30th day of March A.D., 1984 at 4:33 o'clock P M, and duly recorded in Vol M84, of Deeds on page 5152.

EVELYN BIEHN, COUNTY CLERK  
by: Pam Smith, Deputy

Fee: \$ 8.00