

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
Daniel Lee Sullivan and Mona J. Sullivan, 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:

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

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 \$ 54,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 6th day of May, 1985; 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)

BY: R. C. Wendt

STATE OF OREGON,

STATE OF OREGON, County of Klamath) ss.

County of _____

Personally appeared R. C. Wendt and

Personally appeared the above named _____

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 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:

Andreas Stelle

Notary Public for Oregon

My commission expires: 7/13/85

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Jeld-Wen, Inc.

3303 Lakeport Blvd

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Daniel Lee and Mona J. Sullivan

Route 1 Box 323M

Bonanza, Oregon 97623

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 _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

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

LEGAL DESCRIPTION

PARCEL 1

All of Lot 27, EXCEPTING THEREFROM the Easterly 18.45 feet thereof, WEST PARK 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.

PARCEL 2

All of Lot 28, WEST PARK 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, EXCEPTING THEREFROM that portion conveyed by Deed Volume M77, page 17387, Microfilm Records of Klamath County, Oregon, as follows:

Beginning at a $\frac{1}{2}$ " iron pin on the Southeasterly boundary of Lot 29, said WEST PARK ADDITION, said point being 34 feet Northeasterly from the most Southerly corner of said Lot 29; thence Northeasterly along the Southeast boundary of Lots 29 and 28, 46.12 feet to a $\frac{1}{2}$ " iron pin; thence North $15^{\circ} 59' 26''$ West 143.40 feet to a $\frac{1}{2}$ " iron pin; thence Southwesterly along the Northwesterly boundary of Lots 29 and 28 to a $\frac{1}{2}$ " iron pin 34 feet from the Northwest corner of said Lot 29; thence South $23^{\circ} 31' 00''$ East 145.07 feet to the point of beginning.

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication.
2. A 6 foot public utility easement as shown on dedicated plat.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color religion or national origin, imposed by instrument, including the terms and provision thereof, recorded November 21, 1956 in Volume 286, page 611, Deed Records of Klamath County, Oregon.
4. Grant of Right of Way, including the terms and provisions thereof, dated October 22, 1956 and recorded in Volume 287, page 446, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation for pole or tower and wire lines and appurtenances thereto, and maintenance thereof.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record this 6th day of May A.D. 19 85 at 4:03 o'clock P.M., and duly recorded in Vol. M85 of Deeds on Page 6726

By EVELYN BIEHN, County Clerk

Fee: \$9.00