

56333

MOUNTAIN TITLE COMPANY INC.

Vol. 1485 Page 20297

KNOW ALL MEN BY THESE PRESENTS, That
 Jaspersen-Edgewood, Inc., an Oregon Corporation
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel 1:

The SE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 7 Township 37 South,
 Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 18, Township
 37 South, Range 10 East of the Willamette Meridian, Klamath County,
 Oregon.

MOUNTAIN TITLE COMPANY INC.

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
 apparent upon the land and those as they appear on the reverse 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 \$ 179,000.00
 and that
 (If space insufficient, continue description on reverse side)

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 21.020.)
 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 12th day of December, 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)

STATE OF OREGON,

County of _____

, 19

Personally appeared the above named _____

and acknowledged the foregoing instru-
 ment to be voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
 My commission expires: _____

Jaspersen-Edgewood, Inc.

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, Inc.
 3303 Lakeport Blvd.
 Klamath Falls, Oregon 97601

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

Jaspersen-Edgewood, Inc.

BY: _____

STATE OF OREGON, County of Klamath

Personally appeared _____

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
 a corporation,
 of said corporation and that said instrument was signed and sealed in be-
 half 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: 7/14/89

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____

I certify that the within instru-
 ment 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 of Klamath.

By _____

Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY INC.

20298

SUBJECT TO:

20298

1. 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; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described have been classified as Reforestation Land and is subject to the payment of a yield tax immediately prior to harvesting of any forest crop. Upon declassification as Reforestation Lands an additional tax may be levied.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Agreement between Hattie E. Marshall, a widow, to Albert R. Devincenzi et ux., recorded April 27, 1948, Volume of Deed page and also recorded October 31, 1950, on page 127 of Volume 243 of Deeds, affecting springs which form Edgewood Creek, sometimes called Helena Creek, including the terms and provisions thereof. (Affects Parcel 1)
5. An easement as set out in Warranty Deed in which Jespersen-Edgewood, Inc., an Oregon corporation conveys to Michael C. Matwich etux in Deed Volume M81, page 15614, Microfilm Records of Klamath County, Oregon, as follows:
An easement for use of the domestic water well which provides water for the residence as well as a right of ingress and egress for necessary repair. Repair and maintenance of the pump and well to be the sole responsibility of Grantee. The said domestic water well located on the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D., 19 85 at 2:47 o'clock P M., and duly recorded in Vol. _____ the 13th day
of _____ Deeds _____ on Page 20297 M85

FEE \$9.00

By Evelyn Biehn, County Clerk

Pam Smith