

57046

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WARRANTY DEED

Grace E. Dearborn, also known as Grace E. Conover, Grantor, warrants and conveys to JELD-WEN, inc., an Oregon corporation, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

- PARCEL 1: The N 1/2 of the NW 1/4 of Section 7, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
- PARCEL 2: That portion of the NE 1/4 NW 1/4 of Section 6, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Langell Valley Highline Irrigation Canal.
- PARCEL 3: Lots 1, 2, 3, 4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, SE 1/4, SW 1/4 of Section 6, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
- PARCEL 4: That portion of the SE 1/4 SW 1/4 of Section 31, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the West Langell Valley Road.

SUBJECT TO: Any disqualification of any of the above described real property for special assessment as farm use land resulting in any additional sums due to any taxing authority which sums Grantee agrees to pay; the statutory powers, including the power of assessment, of Langell Valley Irrigation District; reservations and restrictions contained in an instrument recorded in Volume 112, page 73, Deed Records of Klamath County, Oregon, reserving water rights, rights to ditches and reservoirs, and a right-of-way for ditches or canals constructed by the United States; reservations and restrictions contained in an instrument recorded in Volume 148, p. 119, Deed Records of Klamath County, Oregon, reserving a railroad right-of-way, if any, under the Act of Congress of March 3, 1875, and reserving water rights, rights to ditches and reservoirs, a right-of-way for ditches or canals constructed by the United States or reserved by the Act of Congress of August 30, 1890, and an easement for any public roads laid or established and in existence as of the date of the instrument over and across any part of the premises; and easements and rights-of-way apparent on the above described real property.

and covenant that Grantor is the owner of the above-described property, free of all encumbrances, except reservations, restrictions, easements, and rights-of-way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Two Hundred Twenty-Eight Thousand One Hundred Seventy-six and no/100ths Dollars.

(OVER)

PPP 1
WARRANTY DEED

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Dated this 17 day of November 1980.

Grace E. Conover
Grace E. Dearborn
Grace E. Dearborn, also known as
Grace E. Conover

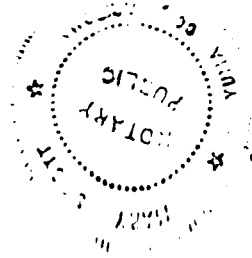
State of ARIZ.)
) ss.
County of Yuma

Grace E. Dearborn, also known as Grace E. Conover, personally appeared and acknowledged the foregoing instrument to be her voluntary act.

Mary A. Scott
Notary Public for ~~Oregon~~ Arizona
My Commission expires: Oct 10, 1982

AFTER RECORDING RETURN TO:

JELD-WEN, inc.
P. O. Box 1329
Klamath Falls, OR 97601



STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of January A.D. 19 86 at 11:08 o'clock A M., and duly recorded in Vol. 486
of Deeds on Page 414

FEE \$9.00

Evelyn Biehn, County Clerk
By Tom Smith