

MTC 10757-L

1-1-74

63419

WARRANTY DEED

Vol. M86 Page 11878KNOW ALL MEN BY THESE PRESENTS, That BONNIE J. MOEN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JELD-WEN, inc., an Oregon corporation, 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:

SE $\frac{1}{4}$, Section 1, Township 33 S., R. 13 E.W.M.

SUBJECT TO: (1) Reservations and conditions in deed from the United States of America, Department of the Interior, etc., to Edward I. Mitchell, et al, recorded July 20, 1959, in Book 314, Page 291, Deed Records. (2) Reservations, including the terms and provisions thereof, as set forth in deed recorded November 23, 1962, in Book 341, Page 478, Deed Records of Klamath County, Oregon. (3) Easement created by instrument, including the terms and provisions thereof, dated October 20, 1969, recorded November 24, 1969, in Book M-69, Page 9826, in favor of the United States of America for a 66-foot wide roadway.

(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 stated above,

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 \$48,000.00.

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 28 day of December, 1978; 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)

Bonnie J. Moen

STATE OF OREGON,

County of KLAMATH ss.December 28, 1978.Personally appeared the above named BONNIE J. MOENand acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-11-82

Bonnie J. Moen

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, inc.
P. O. Box 1329
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Jeld-Wen, inc.
P. O. Box 1329
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

Personally appeared _____

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 _____

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of July, 1986, at 2:02 o'clock P.M., and recorded in book M86 on page 11878 or as file/reel number 63419.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By Ann Smith Deputy