

97423

MTC-20220L

KNOW ALL MEN BY THESE PRESENTS, That
Jespersen-Edgewood, Inc., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
Jeld-Wen, Inc., an Oregon Corporation _____, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Refer to the legal as it appears on the reverse of this deed

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those on the reverse of this document and 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 \$ 371,000.00.
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 23 day of February, 19 89 ;
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.

Jespersen-Edgewood Inc.

By: Kenneth L. Jespersen (Pres.)

STATE OF OREGON, _____)
County of _____) ss.

STATE OF OREGON, County of Klamath) ss.
February 23, 19 89

Personally appeared Kenneth L. Jespersen and
Lawrence C. Jespersen, Jr. 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 Jespersen-

Edgewood, 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: Jinda Steller
Notary Public for Oregon
My commission expires: 7-13-89

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

Jespersen-Edgewood, Inc.
Rt. 2, Box 809-S
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Jeld-Wen, Inc.
3303 Lakeport Blvd.
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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

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/ret number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

LEGAL DESCRIPTION

The W1/2 SW1/4 and the SW1/4 NW1/4 of Section 4, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The S1/2 and the S1/2 N1/2 of Section 5, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The NW1/4 of Section 9, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4 less the W1/2 W1/2 SW1/4 NE1/4 of Section 8, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3710 00000 00800
 3710 00000 00900
 3710 00000 01300 (covers other property)
 3710 00000 01400 (covers other property)

EXCEPTIONS

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 rights of the public in and to that portion of the premises herein described lying within the limits of roads and highways.

3. An easement created by instrument, subject to the terms and provisions thereof.

Dated: April 17, 1967

Recorded: April 27, 1967

Volume: M67, page 3116, Microfilm Records of Klamath County, Oregon

Re-recorded: May 5, 1967

Volume: M67, page 3396, Microfilm records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

For: Electric transmission line

Affects: Across S1/2 NW1/4 and SW1/4 Section 5 and other property

4. Subject to the rules and regulations of the Klamath County Land Development ordinance #45.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day
 of Feb. A.D., 19 89 at 2:57 o'clock P.M., and duly recorded in Vol. M89,
 of Deeds on Page 3311

Evelyn Biehn, County Clerk

By [Signature]

FEE \$13.00