

**MOUNTAIN TITLE COMPANY**

## WARRANTY DEED

Vol m89 Page 5481

98663

ATC-20870D

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
HI ROBBINS CORPORATION, an Oregon corporation

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

The W $\frac{1}{2}$  of the W $\frac{1}{2}$  of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT right of way for the Oregon, California and Eastern Railroad.

TOGETHER WITH an easement for ingress and egress over the East 30 feet of Section 16 and over the North 30 feet of the East 30 feet of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3610-2200-00600, #3610-00000-02100 (with other property - affects easement), and #3610-02100-00100 (with other property - affects easement).  
*"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 all

those of record 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 consideration paid for this transfer, stated in terms of dollars, is \$ 51,300.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 51,300.00

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 31 day of March, 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.

HT ROBBINS CORPORATION, an Oregon corporation

HT ROBBINS CORPORATION, an Oregon corporation

HI ROBBINS CORPORATION, an officer of the  
by: Paul Tupper, President  
Paul Tupper, - Sec.

STATE OF OREGON, County of Klamath ) ss.  
3-31 19 89

Personally appeared PHIL TUPPER and  
Rachel Tupper 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 \_\_\_\_\_

HI ROBBINS CORPORATION, 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.

need. *John Steller* (OFFICIAL SEAL)  
Before me:

Notary Public for Oregon  
My commission expires:

7/13/89

STATE OF OREGON,

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

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

HI ROBBINS CORPORATION  
5216 Mazama  
Klamath Falls, OR 97603

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

After recording return to  
**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

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

**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath SS.  
I certify that the within instrument was  
received for record on the 31st  
day of March, 19 89  
at 3:21 o'clock P M., and recorded  
in book M89 on page 5481 or as  
filed reel number 98663  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Donna M. Nuckols Deputy

Fee \$8.00

**MOUNTAIN TITLE COMPANY**