

15887

MTC #23452-

WARRANTY DEED

Vol M90 Page 11075

KNOW ALL MEN BY THESE PRESENTS That

JOHN H. RICKETTS

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, the 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:

SE1/4 SE1/4 of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

Tax Account No: 3512 02500 02600

"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 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

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 \$ 9,600.00

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 31st day of May, 1990; 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.

John H. Ricketts

STATE OF OREGON,

County of Klamath,

May 31st, 1990

Personally appeared the above named John H. Ricketts

and acknowledged the foregoing instrument to be his voluntary act and deed.

DANA M. NIELSEN
Notary Public - Oregon
My commission expires: 11/3/94

(OFFICIAL SEAL)

STATE OF OREGON, County of _____) ss.
_____ 19 ____

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 _____

_____ 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

John H. Ricketts

3842 Arbutus
Klamath Falls, OR 97603

JELD-WEN, Inc.

3303 Lakeport Blvd.
Klamath Falls, OR 97603

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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of June, 1990, at 9:55 o'clock A.M., and recorded in book M90 on page 11075 or as file/reel number 15887, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Nielsen Deputy

Fee 528.00