

22796

MTC #24147-K

WARRANTY DEED

Vol. 90 Page 23195

KNOW ALL MEN BY THESE PRESENTS, That PETER R. PATE and BEVERLY A. PATE, as tenants
by the entirety

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

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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 to the land 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 \$ 20,000.00.
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 15th day of November, 19 90; 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.

STATE OF OREGON,
County of Klamath ss.
November 16th, 19 90.

Personally appeared the above named _____
Peter R. Pate and
Beverly A. Pate

_____ and acknowledged the foregoing instrument to be their _____ voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 6/8/92

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Peter R. Pate and Beverly A. Pate
HC 63 Box 555A
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Jeld-Wen, inc.
P. O. Box 1329
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jeld-Wen, inc.
P. O. Box 1329
Klamath Falls, OR 97601
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, OR 97601
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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

The S1/2 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the centerline of Forest Service Road No. 3401 as described in Deed recorded September 29, 1978 in Volume M78, page 21758, Microfilm Records of Klamath County, Oregon and West of U.S. Highway No. 97, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by deed recorded June 29, 1990 in Volume M90, page 12909, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3407 02100 00901

3407 02100 00701

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of Nov. A.D., 19 90 at 11:35 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 23195.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Nielsen