

22797

MTC # 24143-K

WARRANTY DEED

Vol. m90 Page 23197KNOW ALL MEN BY THESE PRESENTS, That JELD-WEN, inc. an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER R. PATE  
and BEVERLY A. PATE, as tenants by the entirety, 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:

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.

Jeld-Wen, inc.

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

X By: Robert F. Turner  
 Robert F. Turner  
 Vice President

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

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

Before me:

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this  
November 19, 19 90, by Robert F. Turner.

Vice president, and by \_\_\_\_\_  
 \_\_\_\_\_ secretary of \_\_\_\_\_  
Jeld-Wen, inc.

an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon Jane Sanders  
 My commission expires: 2/14/91 (SEAL)

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

GRANTOR'S NAME AND ADDRESS

Peter R. Pate and Beverly A. Pate  
 HC 63 Box 555A  
 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Peter R. Pate and Beverly A. Pate  
 HC 63 Box 555A  
 Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Peter R. Pate and Beverly A. Pate  
 HC 63 Box 555A  
 Chiloquin, OR 97624

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 \_\_\_\_\_.

SPACE RESERVED

FOR  
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County  
 of \_\_\_\_\_

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

MTC NO: 24148

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

The E1/2 of the NE1/4 of the SW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3408 00000 02900

## PARCEL 2:

The W1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the Chiloquin-Sprague River Road.

Tax Account No: 3408 028AO 01600

## PARCEL 3:

The E1/2 of the NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the Chiloquin-Sprague River Road.

Tax Account No: 3408 028BO 00100

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 23197.

FEE \$33.00

Evelyn Biehn - County Clerk

By Laurel Mulindore