

WARRANTY DEED

MTC 29804-HF

KNOW ALL MEN BY THESE PRESENTS, That  
GARY LARRABEE

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:

The S1/2 of Government Lot 5, All government Lots 6,7,8,9,10,11,12,13,14, 15 and 16, Section 12, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 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 \$ 245,000.00

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 6th day of May, 19 93; 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.  
May 6, 19 93.

Personally appeared the above named  
GARY LARRABEE

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

Before me:

Notary Public for Oregon  
My commission expires: 4/30/96



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 \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

GARY LARRABEE

GRANTOR'S NAME AND ADDRESS

JELD-WEN, Inc. an Oregon corporation  
3303 LAKEPORT BLVD.  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

JELD-WEN, Inc. an Oregon corporation  
3303 LAKEPORT BLVD.  
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. an Oregon corporation  
3303 LAKEPORT BLVD.  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_, ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 19 93, at 11:16 o'clock A M., and recorded in book M93 on page 10092 or as file/reel number 61119.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Rouland Nielsen Deputy

Fee \$30.00