66121

Vol<u>m93</u>Page **20049** ^M

66121 MTC WARRANTY PEED - MK VOL MY
KNOW ALL MEN BY THESE PRESENTS, That Silas W. Kilgore

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

, hereinafter called

Jeld-Wen, Inc. the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Klamath and State of Oregon Associated as follows to with pertaining, situated in the County of and State of Oregon, described as follows, to-wit:

See reverse side for legal description attached hereto and incorporated herein by reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$190,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols), it not applicable, should be deleted. See ORS 93.030.) Norther this deed and where the context so requires, the singular includes the plural and all grammatical

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors. X cilas W Kilgore Silas W. Kilgore

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.

STATE OF OREGON, County of Klamath This instrument was acknowledged before me on August 11 19 93,

Silas W. Kilgore This instrument was acknowledged before me on

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essorof suggested and OFFICIAL SEAL

NOTARY PUBLIC - OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995	My commission e	Notary Public for Oregon expires	
Silas W. Kilgore 21221 E. Langell Valley Rd. Bonanza, OR 97623 GRANTOR'S NAME AND ADDRESS Jeld-Wen, Inc. 3303 Lakeport Dr. Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS After recording return to: Jeld-Wen, Inc. 3303 Lakeport Dr. Klamath Falls, OR 97601 NAME, ADDRESS, ZIP	SPACE RESERVED FOR RECORDER'S USE	STATE OF OREGON, County of	
Until a change is requested all tax statements shall be sent to the following address.		County affixed.	
Jeld-Wen, Inc.			
3303 Lakeport Dr.		NAME TITLE	
Klamath Falls, OR 97601		By Deputy	

LEGAL DESCRIPTION

An undivided 1/2 interest to the following parcels of real property:

Parcel 1:

Government Lot 1 and The S½ of the SE¼ and the SW¼ of the NE¼ and the E½ of the NW¼ of Section 19, Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Government Lots 1 and 2, (W½ NW¼) and the E½ of the NW¼ and the N½ of the NE¼ of Section 30, Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Government Lots 2, 3 and 4 and the SE¼ of the NW¼ and the E½ of the SW¼ of Section 18; Lots 1 and 2 and the NE¼ of the NW¼ of Section 19, all in Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon;

ALSO

The SW¼ of the SE¼, the SE¼ of the SW¼ of Section 11; the SE¼, the W½ of the NE¼, the SE¼ of the NE¼, the NB¼ of the NW¼, the NW¼ of the SW¼ and the S½ of the SW¼ of Section 13; the NE¼ and the E½ of the SE¼ of Section 14; and the NE¼ of Section 24; all in Township 41 South, Range 14 ½ East of the Willamette Meridian, Klamath County, Oregon.

Subject to the standard coverage exceptions, and the exclusions, conditions and stipulations which are part of the policy form, and to the following:

1. Taxes for the fiscal year 1993-1994, a lien not yet due and payable.

Account No. 4015 00000 01300

Account No. 4015 00000 01000

Account No. 4015 00000 01000

Account No. 4015 00000 01000

Account No. 4114 V0000 00300

Key No: 119419
Code No: 028
Key No: 119400
Code No: 028
Key No: 118107
Code No: 028

Account No. 4015 00000 02600 Key No: 860580 Code No: 028

- 2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- 3. The assessment role and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
- 4. The premises kerein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project.
- 5. Reservations and restrictions in Patent from the United States to Lorenzo D. Burk, dated October 5, 1908 and recorded February 12, 1910 in Volume 28, page 253, Deed Records of Klamath County, Oregon. (Affects Parcel 2)
- 6. Reservations as contained in Warranty Deed from Birdie Burk to Jesse Bradley and S.L. Mayben, dated November 7, 1940 and recorded February 24, 1941 in Volume 135, page 495, Deed Records of Klamath County, Oregon. (Affects Parcel 2)
- Reservations and restrictions as contained in Deed dated October 22, 1945 and recorded February 14,
 1947 in Volume 202, page 265, Deed Records of Klamath County, Oregon.
- 8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, Recorded January 29, 1960, Volume: 318, page 551, Deed Record of Klamath County, Oregon.

Affects: Portions in Section 19 and 30, Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Ellad	for record at requ	st of Mountain Title o	:0	the <u>lith</u> day
of	Aug.	st ofMountain fitte (A.D., 1993 at3:55	o'clock PM., and duly reco	orded in Vol
OI		of Deeds	on Page200.	72 .
			Evelyn Biehn Cou	inty Clerk
FEE	\$35.00		By Credent 7	Million X 20 C