

75656

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m94 Page 4170

KNOW ALL MEN BY THESE PRESENTS That RICHARD M. HINES aka RICK HINES,
and MARYBETH HINES 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:

PARCEL 14: Lots 13, 14 15 and 16, Block 34, SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

PARCEL 24: Lots 17 and 18, Block 34, SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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"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."

AND WHICH LIMIT LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS
DEFINED IN O.R.S. 90.930 IN ALL ZONES

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 upon the land as of the date of this deed

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 \$ 125,000.00
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.)

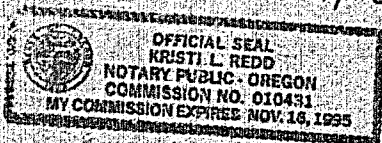
In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 4th day of February, 19 94,
if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by
order of its board of directors.

STATE OF OREGON,
County of Klamath)
February 4, 19 94) ss.

Personally appeared the above named
RICHARD M. HINES aka RICK HINES,
KATIE L. HINES, JIM R. HINES,
and MARYBETH HINES

and acknowledged the foregoing instruments
to be their voluntary act and deed

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



RICHARD M. HINES aka RICK HINES
Katie L. Hines
Jim R. Hines
MARYBETH HINES

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)

RICHARD M. HINES et al
1011 CARLYLE ST
KLAMATH FALLS OR 97601
GRANTOR'S NAME AND ADDRESS
JELD-WEN, Inc., an Oregon corporation
803 MAIN ST SUITE 300
KLAMATH FALLS OR 97601
GRANTEE'S NAME AND ADDRESS
JELD-WEN, Inc.
803 MAIN ST SUITE 300
KLAMATH FALLS OR 97601
NAME, ADDRESS, ZIP
JELD-WEN, Inc.
803 MAIN ST SUITE 300
KLAMATH FALLS OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.
I certify that the within instrument was
received for record on the 4th
day of Feb, 19 94
at 3:32 o'clock P.M., and recorded
in book M94 on page 4170 or as
file/reel number 75656
Record of Deeds of said county.
Witness my hand and seal of County
affixed.
Evelyn Blehm, County Clerk
Recording Officer
By Barbara Neeshole Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY