

94330

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JOHN R. GRITMAN AND ROBIN R. LARSEN, with the rights of survivorship

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:

Lot 6, Block 7, Tract 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(SEE ATTACHED EXHIBIT "A")

## 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 set forth in Exhibit A, and those apparent upon the land, if any, as 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 \$ 22,500.00

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 1 day of February, 19 95; 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.

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

JOHN R. GRITMANROBIN R. LARSEN by John R. Gritman

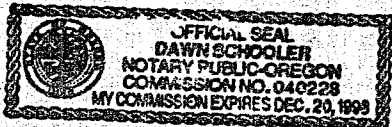
her attorney in fact

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

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires: 12/20/98

JOHN R. GRITMAN

ROBIN R. LARSEN

Attorney-in-fact

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)

JOHN GRITMAN &amp; ROBIN LARSEN

1907 MelroseKlamath Falls, OR. 97601

GRANTOR'S NAME AND ADDRESS

JELD WEN, Inc.

803 Main St. Suite 300Klamath Falls, OR. 97601

GRANTEE'S NAME AND ADDRESS

After recording returns to:

JELD WEN, Inc.

803 Main St. Suite 300Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

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

JELD WEN, Inc.

803 Main St. Suite 300Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

## EXHIBIT "A"

Grant of Right of Way, subject to the terms and provisions thereof;  
 Dated: October 31, 1953  
 Recorded: November 9, 1953  
 Volume: 264, page 26, Deed Records of Klamath County, Oregon  
 From: A. R. Campbell, et al  
 To: California Oregon Power Company

Reservations and restrictions as contained in plat dedication, to wit:

"hereby dedicate, donate and convey to the City of Klamath Falls all open drainage ways as shown on the annexed plat map; Lot 10, Block 1 and Lot 1, Block 2 are hereby conveyed to the City of Klamath Falls as an integral part of the storm drain system as detention ponds, if at any future date these said ponds would be abandoned as such integral part of said drainage system, the ownership shall, at that time, revert back to the Basin View Development Co., said plat being subject to:

(1) All building setbacks of the City of Klamath Falls ordinances in effect on the date of recording of said plat as said ordinances pertain to the various zones, (2) All utility easements, including electricity, telephone, gas, TV cable, sanitary sewer, drainage and geothermal heating, as shown on the annexed map, (3) Any protective covenants as recorded."

Subject to the terms and provisions of an Agreement between the City of Klamath Falls, a municipal corporation and Basin View Development Co., an Oregon corporation, recorded January 5, 1979 in Volume M79, page 456, and re-recorded January 30, 1979 in Volume M79, page 2453 and amended by instrument recorded in Volume M79, page 5113, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
 of Feb A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95 day  
 of Needs on Page 2345  
 Bernetha G. Letsch County Clerk  
 By Pauline Mullins

FEE \$35.00