

94331

MOUNTAIN TITLE COMPANY

Vol. m95 Page 2347

WARRANTY DEED

WARRANTY USED

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST inc., an OREGON CORPORATION FORMERLY TRENDWEST DEVELOPMENT COMPANY, AN OREGON CORPORATION NOW KNOWN AS JELD WEN, inc., **** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. GRITMAN AND ROBIN R. LARSEN, with the rights of survivorship _____, 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 7, SUBDIVISION 32

Lot 7, SUBDIVISION OF ENTERPRISE TRACTS, NO. 803, EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded December 24, 1943 in Volume 161, Page 42, Deed Records of Klamath County, Oregon.
(SEE ATTACHED EXHIBIT "A")

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*****AN OREGON CORPORATION BY MERGER.

MOUNTAIN TITLE COMPANY

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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 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 \$ 42,000.00.
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, the following shall apply:

In Witness Whereof, the grantor has executed this instrument this 1 day of February, 1995; 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
February 1, 1995


Personally appeared the above named

DOUGLAS P. KINTZINGER

_____ and acknowledged the foregoing instrument
to be ^{HIS} _____ voluntary act and deed.

Before me: Carol Chesnut
Notary Public for Oregon
My commission expires: 2-11-98



 OFFICIAL SEAL
CAROL CHESNUT
NOTARY PUBLIC - OREGON
COMMISSION NO. 032273
MY COMMISSION EXPIRES MAR 11, 1998

TRENDWEST inc., AN OREGON CORP. FORMERLY
TRENDWEST DEVELOPMENT COMPANY, AN OREGON
CORP. NOW KNOWN AS JELD WEN, inc., AN OREGON
CORPORATION BY MERGER.

BY, DOUGLAS P. KINTZINGER, SECRETARY

STATE OF OREGON, County of _____ 155.
The foregoing instrument was acknowledged before me this _____, 19____, by _____

_____, _____, by _____
_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

(SAL)

TRENDWEST INC.
803 Main St. Suite 300
Klamath Falls, OR. 97601
GRANTOR'S NAME AND ADDRESS

John Gritman & Robin Larsen
1907 Melrose, KFD 97601
GRANTEE'S NAME AND ADDRESS

A fair recording seems to

John Gritman & Robin Larsen
1907 Melrose
Klamath Falls, Oregon 97601

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

John Critman & Robin Larsen
1907 Melrose
Klamath Falls, OR. 97601

STATE OF OREGON.

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 _____
 Record of Deeds of said County.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

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EXHIBIT "A"

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Agreement relating to a Party Wall and an easement between Domenico Frazer, an unmarried man, first party and Ida Jarrett and Rex Jarrett, husband and wife, and Edna Jarrett, a single woman, second parties, dated August 13, 1937 and recorded October 20, 1937 in Volume 112, page 425, Deed Records of Klamath County, Oregon.

Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: December 24, 1943

Volume: 161, page 42, Deed Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
of Feb A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2347
Bernetha G. Letsch County Clerk
By D. A. Miller

FEE \$35.00