

56058

WARRANTY DEED-STATUTORY FORM
CORPORATE GRANTORVol 1995 Page 5513
MTC 34025 KR

WESTERN TIMBER CO.

a corporation duly organized and existing under the laws of the State of Oregon Grantor,
conveys and warrants to JELD-WEN, inc., an Oregon corporation

(Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Klamath County, Oregon, to-wit:

The SE quarter NW quarter, the East half SW quarter and the West half
SE quarter of Section 1, Township 36 South, Range 7 East of the Willamette
Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from all encumbrances except

See Exhibit A hereto.

The true consideration for this conveyance is \$ 650,000.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on February 27, 1995

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

(CORPORATE SEAL)

WESTERN TIMBER CO.

By Robert J. Riecke President
By Its: Debra A. Sumich Secretary

STATE OF OREGON County of Washington ss.
Personally appeared Robert J. Riecke

February 27, 1995

who, each being first duly sworn, did say that ~~he~~ he
secretary of Western Timber Co.

is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its
board of directors; and that he acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)
DEBRA A. SUMICH
NOTARY PUBLIC-OREGON
COMMISSION NO.021001
MY COMMISSION EXPIRES JAN. 02, 1997

Before me: Debra A. Sumich
Notary Public for Oregon; My commission expires: 1/2/97

WARRANTY DEED

Western Timber Co.

JELD-WEN, inc.

P.O. Box 1329

Klamath Falls, OR 97601

GRANTEE'S ADDRESS, ZIP

After recording return to:

JELD-WEN, inc.

(same as above)

NAME, ADDRESS, ZIP

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

JELD-WEN, inc.

(same as above)

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by any public records.
- b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession hereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water:
whether or not the matters excepted under (a), (b), or (c) are shown by public record
5. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

7. Reservations and restrictions, subject to the terms and provisions thereof, in Patent from United States of America to J. M. Bedford, recorded June 2, 1925, in Volume 68, page 9, Deed Records of Klamath County, Oregon. Affects W1/2 SE1/4, E1/2 SW1/4

8. Reservations and restrictions, subject to the terms and provisions thereof, from United States of America to Frank Boral, recorded November 23, 1925, in Volume 68, page 546, Deed Records of Klamath County, Oregon. Affects SE1/4 NW1/4, Section 1

9. Right of Way for county road, subject to the terms and provisions thereof, recorded September 7, 1961 in Volume 332, page 176 and recorded March 22, 1963 in Volume 344, page 51, Deed Records of Klamath County, Oregon.

10. An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 9, 1964

Recorded: March 9, 1964

Volume: 351, page 435, Deed Records of Klamath County, Oregon

In favor of: United States of America

For: A strip of land 66 feet in width traversing the following described property: The SE1/4 NW1/4 of Section 1, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 10th day
of March A.D., 19 95 at 3:54 o'clock P. M., and duly recorded in Vol. M95
of _____ deeds on Page 5513

FEE \$35.00

By Bernetha G. Letsch, County Clerk