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MOUNTAIN TITLE COMPANY

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6066

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called JELD-WEN, inc., an Oregon Corporation

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:

The NW1/4 of the SW1/4 of the SW1/4 of Section 36, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Recorded to Add 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 as 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 \$ 18,500.00

~~And upon the consideration herein stated, the grantor hereby covenants to and with the grantee, its heirs, successors and assigns, that the 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.~~

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 17th day of March, 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.

Henry J. Caldwell Jr. by Deborah L. Caldwell
Caldwell, his attorney in fact
HENRY J. CALDWELL, JR.
DEBORAH L. CALDWELL

STATE OF OREGON,

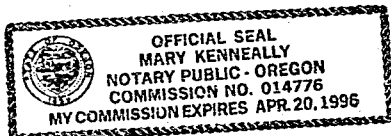
County of Klamath ss.
March 17, 19 95.

Personally appeared the above named _____
Henry J. Caldwell, Jr.
Deborah L. Caldwell

_____ and acknowledged the foregoing instrument
to be _____ their voluntary act and deed.

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: _____



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 _____ (SEAL)
My commission expires: _____

Henry J. and Deborah L. Caldwell
7990 Hill Road
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Jeld-Wen, inc.
3250 Lakeport Boulevard
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeld-Wen, inc.
3250 Lakeport Boulevard
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Jeld-Wen, inc.
3250 Lakeport Boulevard
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 19 95, at 3:43 o'clock P. M., and recorded in book M95 on page 6066 or as file/reel number 96318.

Record of Deeds of said county.

Witness my hand and seal of County of _____ affixed.

Bernetha G. Lettich, Co. Clerk

FEE: \$30.00

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EXHIBIT "A"

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

Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;

Dated: December 15, 1972

Recorded: February 8, 1974

Volume: M74, page 2225, Microfilm Records of Klamath County, Oregon

To wit:

"Subject to: A 60 feet non-exclusive easement for road and utility purposes, the centerline of which is the North line of the S1/2 of the SW1/4 of the SW1/4, Section 36 and S1/2 of the E1/2 of the SE1/4 of the SW1/4, Section 35, all in Township 35 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 21st day
of March A.D., 19 95 at 2:01 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 6373

By Bernetha G. Letsch County Clerk

FEE \$10.00