

96902

MOUNTAIN TITLE COMPANY

Vol 195 Page 7092

WARRANTY DEED

MTN 35008 MK

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT PREWETT and MARILYN PREWETT, as TENANTS BY THE ENTIRETY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

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

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 \$ 25,000.00

However, the actual consideration consists of \$0.00 and the balance of the purchase price shall be paid by the grantee to the grantor in the form of a promissory note, the terms of which are set forth in Exhibit B.

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 20th 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.

STATE OF OREGON,

County of _____, ss.

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires: _____

ROBERT PREWETT

MARILYN PREWETT

STATE OF OREGON, County of _____, ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

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

Robert Prewett and Marilyn Prewett

1035 Howard Ave.
Escondido, CA 92025

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 _____
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.

SPACE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

03-24-95 P03:41 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of San DiegoOn March 20, 1995 before me, Patricia B. Clark, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared Robert Prewett and Marilyn Prewett
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Patricia B. Clark
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: March 20, 1995 Number of Pages: Two

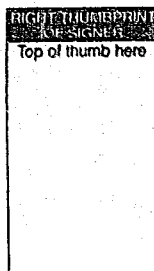
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert Prewett

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: Marilyn Prewett

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

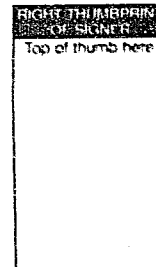


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

The NE1/4 SE1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SE1/4 SE1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTIONS

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

Reservations and restriction contained in Deed recorded July 15, 1957 in Volume 239 at page 101, Deed Records of Klamath County, Oregon, to wit:

"(1) There is reserved from the lands hereby granted a Fire Road constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (2) All subsurface rights, except water, are hereby reserved, in trust, to the grantor, pursuant to the provisions of the Act of August 13, 1954."

Right of way easement as set forth in instrument recorded October 26, 1964 in Deed Volume 357, page 164, Deed Records of Klamath County, Oregon, given to the United States of America for roadway purposes.

An easement created by instrument, 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
 Rerecorded: February 19, 1974
 Volume: M74, page 2599, Microfilm Records of Klamath County, Oregon
 To wit:

"Subject to: A 60 foot non-exclusive easement for road and utility purposes, the centerline of which is the North line of the S1/2 of the SW1/4 SW1/4 Section 36 and S1/2 E1/2 SE1/4 SW1/4 Section 35, also the S1/2 S1/2 SE1/4, of 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 24th day
 of March A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 7092.

FEE

\$40.00

By Bernetha G. Yetsch County Clerk