

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT P. KINGZETT

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:

## PARCEL 1

The NE 1/4 SW1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2

The NW1/4 SE1/4 of Section 35, 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

## 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."

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 \$ 15,500.00

~~However, the consideration for this transfer, stated in terms of dollars, is \$ 15,500.00. The grantor hereby covenants to and with the 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.~~

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 2 day of June, 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.June 2, 19 95

Personally appeared the above named

Robert P. Kingzett

and acknowledged the foregoing instrument to be his 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 \_\_\_\_\_

My commission expires:

(SEAL)

Robert P. Kingzett1225 Pacific TerraceKlamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, inc.3250 Lakeport Blvd.Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeld-Wen, inc.1225 Pacific TerraceKlamath 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 Blvd.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.

By \_\_\_\_\_ Recording Officer

Deputy

**EXHIBIT "A"**  
**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 restrictions contained in Deed recorded July 15, 1957 in Volume 239 and 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."

An easement created by instrument, subject to the terms and provisions thereof,  
Dated: January 15, 1977

Recorded: February 17, 1977

Volume: M77, page 2917, Microfilm Records of Klamath County, Oregon

To wit:

"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 of Section 36 and S1/2 E1/2 SE1/4 SW1/4 of 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.

An easement created by instrument, subject to the terms and provisions thereof,  
Dated: January 15, 1977

Recorded: February 17, 1977

Volume: M77, page 2919, Microfilm Records of Klamath County, Oregon

To wit:

"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 of Section 36 and S1/2 E1/2 SE1/4 SW1/4 of 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 2nd day  
of June A.D., 19 95 at 10:08 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 14585

FEE \$35.00

By Bernetha G. Letsch County Clerk