2786

MOUNTAIN TITLE COMPANY

Vol, <u>M95</u> Page 18304

WARRANTY DEED

35629 MK KNOW ALL MEN BY THESE PRESENTS, That STEPHEN L. HUGHETT

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

JELD-WEN, inc., an Oregon Corporation

, 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: ____ and State of Oregon, described as follows, to-wit:

The SW1/4 of the SW1/4 of Section 31 Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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

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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 as set forth in Exhibit A and those apparent upon the land, if any, as the date of this deed 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 $\frac{8,000.00}{100}$

ANNER DER REGERTEN DER BERTRER DER BERT

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 _/o_ day of _July_ . , *1*9 <u>9</u>5 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.

	Ates	hen I Hugant
STATE OF CREEDEN, WA	STEPHEN L	HUGHETT
County of Chelen) ss.		
July 10, 19 45.		
Personally appeared the above named		
Stephen L. Hughett		
He and acknowledged the foregoing instrument		
to be		
Before me: Ardundan	STATE OF OF	County of <u>Chelan</u>) ss.
Notary Public for Green WA	The foregoin	g instrument was acknowledged before me this
My commission expires: 5/30/47	<u>Vnuj 10</u> , 1	9 <u>45</u> , by,
500 J	presider	nt, and by
	secre	tary of
	a	corporation, on behalf of the corporation.
	Notary Public for Oreg	on
The Washield	My commission expires	
Stephen L. Hughett		STATE OF OREGON.
P.O. Box 1301		
Wenatchee, WA 98807		SS.
GRANTOR'S NAME AND ADDRESS		County of
Jeld-Wen, inc.		I certify that the within instrument was
3205 Lakeport Blvd.		received for record on the
Klamath Falls, OR 97601		day of, 19,
GRANTEE'S NAME AND ADDRESS	SPACE RESERVED	at o'clock M., and recorded
		in book on page or as
After recording return h:	FOR	file/reel number,
Jeld-Wen, inc.	RECORDER'S USE	Record of Deeds of said county.
3205 Lakeport Blvd.		Witness my hand and seal of County
Klamath Falls, OR 97601		affixed.
Until a change is requested all ma statements shall be sent to the following address.		\sim
Jeld-Wen, in.c		
3205 Lakeport Blvd.		Recording Officer
Klamath Falls, OR 97601		By Deputy

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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.

The premises herein described have been classified as Reforestation Land and is subject to the payment of a yield tax immediately prior to harvesting of any forest crop. Upon declassification as Reforestation Lands and additional tax may be levied.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for of	record at request July	A.D., 19 <u>95</u> at <u>3:49</u> o'clock <u>P</u> M., and duly recorded in Vol. <u>M95</u> of <u>Deeds</u>
FEE	\$35.00	By