

WARRANTY DEED

1306-7581
KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST, INC., AN OREGON CORP. FORMERLY TRENDWEST DEVELOPMENT COMPANY, AN OREGON, CORP. NOW JELD-WEN, INC., SUCCESSOR BY MERGER hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FERNDALE DEVELOPMENT, L.L.C. an Oregon Limited Liability Company, 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:

Lot 1 in Block 7 of TRACT 1126, FIRST ADDITION TO FERNDALE, according to the official plat thereof on file in Office of the County Clerk of Klamath County, Oregon.

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 of record and apparent to the land 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 \$ 15,000.00.
~~However, the actual consideration consists of unknown or unascertainable value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols), if not applicable, should be deleted.~~
See ORS 93.030.)

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 15 day of August, 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.

Trendwest, inc formerly Trendwest Development now known as JELD-WEN, inc

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

By- Stephen L. Cook

Personally appeared the above named _____

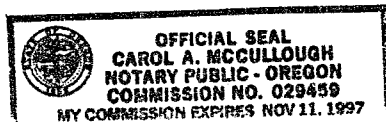
_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this August 15, 19 95, by Stephen L. Cook, ~~special project~~ manager of Trendwest, Inc.

a Oregon corporation, on behalf of the corporation.
Notary Public for Oregon Carol A. McCullough
My commission expires: Nov. 11, 1997 (SEAL)



GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <u>Trendwest Div. of JELD-WEN INC</u> <u>803 Main St.</u> <u>Klamath Falls OR 97601</u> NAME, ADDRESS, ZIP
Until a change is requested all the statements shall be sent to the following address: <u>Ferndale Dev.</u> <u>803 Main Street</u> <u>Klamath Falls, OR 97601</u> NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of August, 19 95, at 10:03 o'clock A.M., and recorded in book M95 on page 21727 or as file/reel number 4543.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk
Recording Officer
By Annette Mueller Deputy

Fees: \$30.00