

WARRANTY DEED

1796 7681

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST, INC., an Oregon Corporation, formerly TRENDWEST DEVELOPMENT COMPANY, an Oregon Corporation now JELD-WEN, inc. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by an Oregon FERNDAL 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 12 in Block 3 of TRACT 1126, FIRST ADDITION TO FERNDAL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE 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. ~~ANY OTHER CONSIDERATION PAID FOR THIS TRANSFER, INCLUDING ANY OTHER PROPERTY, SHALL BE DELETED FROM THIS INSTRUMENT.~~ (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 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 Company 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:

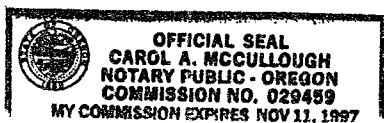
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this August 15, 19 95, by Stephen L. Cook, ~~manager~~ 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:	Trendwest Div of JELD-WEN INC 803 Main St. Klamath Falls OR 97601
NAME, ADDRESS, ZIP	
Until a change is requested all the statements shall be sent to the following address:	
Ferndale Development 803 Main St. 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 16th day of August, 19 95, at 10:03 o'clock A. M., and recorded in book M95 on page 21730 or as file/reel number 4545, Record of Deeds of said county.

SINCE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Annette M. Muller Recording Officer Deputy

Fees: \$30.00