

MOUNTAIN TITLE COMPANY

10033 MTC 13967681

WARRANTY DEED

Vol. M95 Page 33057

KNOW ALL MEN BY THESE PRESENTS, That JELD-WEN, Inc. SUCCESSOR BY MERGER TO TRENDWEST Inc. FORMERLY TRENDWEST DEVELOPMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FERNDALE DEVELOPMENT L.L.C. 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:

Lots 1, 10 and 11 in Block 3, Lots 1 and 6 in Block 4, and Lot 8 in Block 5 of FIRST ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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 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 \$ 90,000. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 12 day of December, 1995; 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.

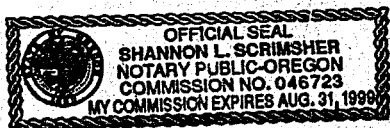
STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

Notary Public for Oregon
My commission expires:



JELD-WEN, Inc. SUCCESSOR BY MERGER TO TRENDWEST Inc., FORMERLY TRENDWEST DEVELOPMENT COMPANY

By-

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this December, 1995, by
Authorized Representative
Secretary of Jeld-Wen, Inc.

a n Oregon corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: August 31, 1999 (SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of December, 1995, at 11:42 o'clock A.M., and recorded in book M95 on page 33057 or as file/reel number 10033. Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

Recording Officer
By Penelope Mueller Deputy

Fees: \$30.00

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12-04-95A11:42 PCVD

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