

14498

MTC 37358DS

## WARRANTY DEED

Vol. MAC Page 6428

Timm Burr, Inc., an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell and convey to  
JELD-WEN, inc., an Oregon Corporation,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any: SEE EXHIBIT "B"  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3205 LAKEPORT BLVD., KLAMATH FALLS, OR 97601

Dated this 28th day of February, 1996

Timm Burr, Inc.

X BY: Randy L. Shaw PRESIDENT  
RANDY L. SHAW

STATE OF OREGON, County of Klamath

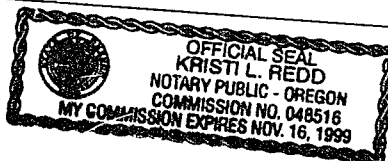
This instrument was acknowledged before me on February 28, 1996 ss.

by RANDY L. SHAW

as PRESIDENT

of TIMM BURR, Inc.

Kristi L. Redd  
Notary Public of Oregon  
My commission expires 11/16/99



Return to:

JELD-WEN, inc.  
3205 LAKEPORT BLVD.  
KLAMATH FALLS, OR 97601

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EXHIBIT "A"  
LEGAL DESCRIPTION

6429

PARCEL 1

The E1/2 of the SE1/4 of the SE1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The S1/2 of the NW1/4 of the SE1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The NE1/4 of the SE1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The N1/2 of the NW1/4 of the SE1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The W1/2 of the SE1/4 of the SE1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The E1/2 of the SW1/4 of the SE1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The SE1/4 of the SW1/4 of the SW1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations as contained in Deed, subject to the terms and provisions thereof;  
Dated: October 12, 1956  
Recorded: November 21, 1956  
Volume: 288, page 113, Deed Records of Klamath County, Oregon  
Grantor: United States of America, Department of the Interior  
Grantee: Klamath Lumber and Box Company  
To wit: "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. (Dept. Instr. Jan. 13, 1916, 44 L.D. 513). Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Truman Copperfield, deceased Klamath Allottee No. 1479."
3. Reservations as contained in Warranty Deed, subject to the terms and provisions thereof;  
Dated: July 24, 1962  
Recorded: February 8, 1963  
Volume: 343, page 128, Deed Records of Klamath County, Oregon  
Grantor: Klamath Lumber and Box Co., Inc.  
Grantee: Earl J. Scherer  
To wit: "All oil and mineral rights not heretofore reserved are reserved to seller."
4. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
Dated: February 3, 1964  
Recorded: April 21, 1964  
Volume: 352, page 417, Deed Records of Klamath County, Oregon  
To wit: "This conveyance is made subject to a 60 foot easement for road along the Westerly boundary and an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any an all reservations heretofore made by our predecessors in interest."  
(Affects Parcel 4)
5. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
Dated: January 30, 1964  
Recorded: March 23, 1964  
Volume: 351, page 646, Deed Records of Klamath County, Oregon  
To wit: "This conveyance is made subject to a 60 foot easement along the Westerly boundary, 60 foot easement along Northerly boundary, and to an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any an all reservations heretofore made by our predecessors in interest."  
(Affects Parcel 1)
6. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
Dated: January 30, 1964  
Recorded: March 23, 1964  
Volume: 351, page 657, Deed Records of Klamath County, Oregon  
To wit: "This conveyance is made subject to an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any an all reservations heretofore made by our predecessors in interest."  
(Affects Parcel 3)

7. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
 Dated: February 3, 1964  
 Recorded: April 27, 1964  
 Volume: 352, page 417, Deed Records of Klamath County, Oregon

To wit: "This conveyance is made subject to a 60 foot easement for road along the Westerly boundary and an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any an all reservations heretofore made by our predecessors in interest."  
 (Affects Parcel 2)

8. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
 Dated: January 30, 1964  
 Recorded: March 23, 1964  
 Volume: 351, page 656, Deed Records of Klamath County, Oregon

To wit: "This conveyance is made subject to a 60 foot easement for road along the Westerly boundary, 60 foot easement along Northerly boundary and an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any an all reservations heretofore made by our predecessors in interest."  
 (Affects Parcel 5)

9. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
 Dated: February 5, 1964  
 Recorded: March 24, 1964  
 Volume: 351, page 676, Deed Records of Klamath County, Oregon

To wit: "This conveyance is made subject to a 60 foot easement for road along the Westerly boundary, 60 foot easement along Northerly boundary, and an easement in the public for any public road or roads now existing or established over or across the said premises and subject to any an all reservations heretofore made by our predecessors in interest."  
 (Affects Parcel 6)

10. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;  
 Recorded: March 23, 1964  
 Volume: 351, page 656, Deed Records of Klamath County, Oregon  
 For: 60' easement along Westerly boundary and 60' easement along Northerly boundary

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company  
 of March A.D., 19 96 at 10:14 o'clock A M., and duly recorded in Vol. M96  
 of Deeds on Page 6428 the 11th day

FEE \$45.00

By Bernetha G. Lejsch, County Clerk