

16205

WARRANTY DEED

Vol. M96 Page 10011

JELD-WEN, inc., an Oregon Corporation,

Grantor(s) hereby grant, bargain, sell and convey to:

GINGER WYATT,

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:

PARCEL 1 OF MAJOR LAND PARTITION 40-91 SITUATED IN THE N1/2 OF GOVERNMENT LOT 6 IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

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: 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 \$ 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5596 ROARING RIVER ROAD, HILHAM, TN 38658

Dated this 4th day of April, 1996

JELD-WEN, inc., an Oregon corporation

BY: Douglas P. Kintzinger SECRETARY
DOUGLAS P. KINTZINGER

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 19, 1996

by Douglas P. Kintzinger

as Secretary

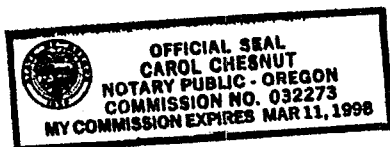
of Jeld-Wen, inc.

Carol Chesnut
Notary Public of Oregon

My commission expires 3-11-98

ESCROW NO. MT37405-MS

Return to:
GINGER WYATT
5596 ROARING RIVER ROAD
HILHAM, TN 38658



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 10th day of April A.D., 19 96
at 11:09 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 10011
Bernetha G Letsch, County Clerk
By Carol Chesnut Deputy.
Fee. \$30.00

96 APR 10 AM 10:09