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MTC3715175

VICTORIA M. BARBOUR, WHO ACQUIRED TITLE AS VICTORIA M. MONTGOMERY,

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:

The SE 1/4 of the NE 1/4, E 1/2 of the SW 1/4 of the NE 1/4 of Section 14, in Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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- 2. Rights of the public in and to any portion of the harein described premises lying within the limits of streets, roads or highways.
- 3. Reservations as contained in instrument recorded in Book 308, page 689, Deed Records of Klamath County, Oregon, as follows: "And there is reserved from the land hereby allotted, a right of way thereon for ditches or canals constructed by the United States."
- 4. Reservations as contained in Land Status Report recorded in Book 308, page 691, Deed Records of Klamath County, Oregon, as follows: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right of way of records and there is hereby reserved any and all roads, trails, telephone lines, etc., actually contstructed 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. January 13, 1916, 44 L. D. 513)."

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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 \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3250 LAKEPORT BLVD., KLAMATH FALLS, OR 97601

Dated this 14 day of May, 1996

VICTORIA M. BARBOUR

STATE OF	Oregon.		May 14	19 96		
COUNTY OF _	Jackson			19	_	
Personally a	appeared to above	re named _	Victoria M. Barbo	ur	_	
		ng instrum	ent to be of a	voluntary act.	_	
NOT	OFFICIAL SEAL SELIA COLVIN ARY PUBLIC - OREGON MMISSION NO.024038		Selia	Cahon	_	
MY COMMISS	ON EXPIRES JULY 23, 1997	Ø	Notary Public fo	or Oregon	_	
(seal)			My commission ex	pires0 <u>7-23-97</u>	_	
ESCROW NO. M	T37151-PS					
Return to: JELD-WEN, 3250 LAKEP KLAMATH FA						
ATE OF OREGON	: COUNTY OF KLAM	ATH: ss.				
ed for record at requ	uest of	AmeriTit1	.e	the	21st	dav
May	A.D., 19 <u>96</u> of Deeds	at11:27	o'clockAM.	, and duly recorded in	Vol. <u>M96</u>	,
E \$35.00	or <u>needs</u>			Bernetha G. Letsch, C	County Clerk	