

18688

MTC37140PS

MAY 24 AM 11:55  
WARRANTY DEEDVol. M96 Page 15177

SUSAN KIEVMAN,

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 S 1/2 of the SE 1/4 of the NE 1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

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 contained in Deed from the United States of America recorded September 14, 1956 in Book 286, page 522, Deed Records of Klamath County, Oregon, as follows:

"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 pipe lines 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 Fannie Chocktoot, deceased Klamath Allottee No. 307."

3. Reservations contained in Warranty Deed from Klamath Lumber and Box Co., Inc. recorded February 8, 1963 in Book 343, page 128, Deed Records of Klamath County, Oregon, as follows: "All oil and mineral rights not heretofore reserved are reserved in seller."

4. An easement created by instrument, including the terms and provisions thereof,

Recorded: May 7, 1968 in Volume M68, page 4151, Microfilm Records of Klamath County, Oregon. (Affects the South and East 30 feet of said parcel).

5. Reservations as contained in Deed recorded November 20, 1973 in Volume M73, page 15259, Microfilm Records of Klamath County, Oregon.

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 \$ 14,000.00.

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 22 day of May, 1996

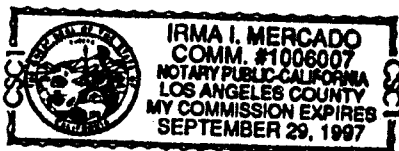
Susan Kievmann  
SUSAN KIEVMAN

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. May 22 19 96  
 COUNTY OF Los Angeles  
 Personally appeared the above named Susan Kreoman

X and acknowledged the foregoing instrument to be her voluntary act.

Before me:



(seal)

Notary Public for California

My commission expires September 29, 1997

ESCROW NO. MT37140-PS

Return to:

JELD-WEN, inc.  
 3250 LAKEPORT BLVD.  
 KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 24th day  
 of May A.D., 19 96 at 11:55 o'clock AM., and duly recorded in Vol. M96  
 of Deeds on Page 15177.

FEE \$35.00

By Bernetha G. Letsch, County Clerk