

23015

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MTC37113 PS. WARRANTY DEED

WILLIAM A. LANGTON,

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:

West one-half of the Northeast one quarter of the Northeast one quarter of Section 11, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, ~~according to the official plat thereof on file in the office of the County Clerk of 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:

1. Taxes for the fiscal year 1996-97, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Easement, subject to the terms and provisions thereof,
Recorded: January 16, 1973
Volume: M73, page 538, Microfilm Records of Klamath County, Oregon
For: Ingress and egress
4. Reservations and restrictions as set out in instrument, subject to the terms and provisions thereof:
Recorded: June 17, 1975
Volume: M75, page 6803, Microfilm Records of Klamath County, Oregon
5. Reservations and restrictions, subject to the terms and provisions thereof, contained in Deed from United States of America dated April 3, 1959, recorded April 6, 1959 in Book 311 at page 286 Deed Records.
6. Lack of right of access to and from the land.

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 \$ 13,000.00.

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 6th day of August, 1996

William A. Langton
WILLIAM A. LANGTON

AFTER RECORDING RETURN TO:
Jeld-Wen, inc.
3250 Lakeport Blvd.
Klamath Falls, OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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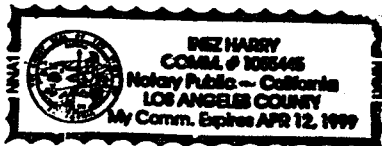
State of California

County of Los Angeles

On August 6, 1996 before me, Inez Harry, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared William A. Langton
Name(s) of Signer(s)

☐ personally known to me - OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Inez Harry
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date August 6, 1996 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: William A. Langton

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ AmeriTitle
 of August A.D., 19 96 at 11:20 o'clock A.M., and duly recorded in Vol. M96
 of Deeds on Page 24687

FEE \$35.00

Bernetha G Letsch, County Clerk
 By [Signature]