

WARRANTY DEED

DOROTHY M. SMITH,

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:

S1/2 S1/2 SW1/4, N1/2 N1/2 S1/2 SW1/4 of Section 19; N1/2 N1/2 NE1/4 NW1/4 of Section 30, Township 34 South, Range 12 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 \$ 55,500.00.

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 5th day of Nov., 19 96

Dorothy M Smith
DOROTHY M. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF VenturaSS. Nov. 5, 19 96

Personally appeared the above named DOROTHY M. SMITH

and acknowledged the foregoing instrument to be voluntary act.



(seal)

Before me:

Julie Hasler

Notary Public for Ventura, CAMy commission expires 6-14-98

ESCROW NO. MT39850-KA

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 7th day of November A.D., 19 96 at 11:51 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 35235.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross