

33145

MTC 40335KA  
WARRANTY DEEDVol. 1197 Page 5129

DONALD E. BAILEY and GEORGE A. PONDELLA, JR. EACH AS TO AN UNDIVIDED ONE-HALF INTEREST AS TENANTS IN COMMON AS TO PARCELS 1 AND 3, and GEORGE A. PONDELLA, JR. AS TO PARCEL 2.,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
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:

SEE EXHIBIT B FOR A LIST OF EXCEPTIONS WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 \$ 53,000.00.

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

Dated this 20 day of February, 1997.

George A. Pondella Jr  
GEORGE A. PONDELLA, JR.

Donald E. Bailey  
DONALD E. BAILEY

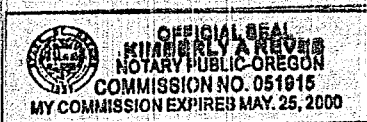
STATE OF OREGON

COUNTY OF KLAMATH

SS. February 20 19 97

Personally appeared the above named GEORGE A. PONDELLA, JR. AND  
DONALD E. BAILEY

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40335-KA

Return to:

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

97 FEB 21 AM 1:54

## EXHIBIT "A"

## PARCEL 1:

The N1/2 NE1/4 SE1/4 NE1/4, Section 5, Township 38 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 2:

The NE1/4 of the SW1/4 of the NE1/4 of Section 5, Township 38 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 3:

The E1/2 SW1/4 SW1/4 NE1/4 and the SE1/4 SW1/4 NE1/4, Section 5, Township 38 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## EXHIBIT "B"

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. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: July 1, 1969  
Volume: M68, page 5994, Microfilm Records of Klamath County, Oregon  
For: Public roadway  
Affects: The Southerly 30 feet of Parcel 1
3. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: June 18, 1968  
Volume: M68, page 5435, Microfilm Records of Klamath County, Oregon  
For: Public road  
Affects: The Southerly and Easterly 30 feet of Parcel 2
4. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: November 3, 1972  
Volume: M72, page 12685, Microfilm Records of Klamath County, Oregon  
For: Public road  
Affects: The Northerly 30 feet of Parcel 3
5. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day  
of February A.D., 19 97 at 11:54 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 5129

FEE \$40.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross