

49369

MTC 43122-KA Vol. 1797 Page 39176
WARRANTY DEED

DONALD J. TROY and SHARRON R. TROY, as tenants by the entirety,
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 S1/2 of the N1/2 of the NE1/4 of the SE1/4 of Government Lot 4 in
Section 3, Township 37 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon.

DEL-1 P3:52
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 A 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 \$ 600.00.

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 26 day of November, 1997.

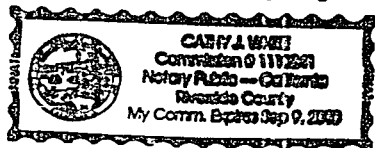
Donald J. Troy
DONALD J. TROY

Sharron R. Troy
SHARRON R. TROY

STATE OF California
COUNTY OF Beverside SS. November 26 19 97

Personally appeared the above named Donald J. Troy & Sharron R. Troy

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Cathy J. White
Notary Public for California
My commission expires 9-9-2000

ESCROW NO. MT43122-KA

Return to:

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

EXHIBIT "A"
EXCEPTIONS

39177

1. Taxes for the fiscal year 1997-1998, a lien not yet due and payable.
Account No: 3709-00300-02200 Key No: 378353
Code No: 008

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. Reserving an easement and right of way, for installation of roadways, electric and telephone poles, lines and other utilities and appurtenances, in, on, over, under and across, a strip of land 30 feet wide, lying parallel and adjacent to each outside boundary, of said property.

As set out in instrument recorded May 25, 1972 in Volume M72, page 5561, Film Records of Klamath County, Oregon.

4. 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 1st day
of December A.D., 19 97 at 3:52 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 39176.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross