

49889

Vol. 1997 Page 40194

IRA S. EDWARDS, JR.,

Grantor(s) hereby grant, bargain, sell, warrant 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 S1/2 of the SE1/4 of the NE1/4 and the N1/2 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.

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 \$ 1,200.00.

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 Dec day of 8, 1997

Ira S. Edwards  
IRA S. EDWARDS, JR.

BY: Tammy Ann Karagozian HIS ATTY-IN-FACT

STATE OF California

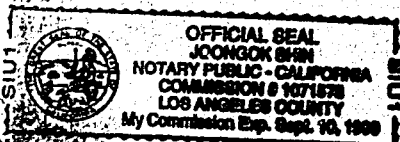
COUNTY OF Los Angeles

SS. Dec 8th 1997

Personally appeared the above named TAMMY ANN KARAGOZIAN AS

ATTORNEY-IN-FACT FOR IRA S. EDWARDS, JR.

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Joongok Shin  
Notary Public for LA County  
My commission expires Sept 10 1999

ESCROW NO. MT43140-KA

Return to:

JELD-WEN, inc.

3250 LAKEPORT BLVD.

KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**EXCEPTIONS**

**40195**

1. Taxes for the fiscal year 1997-1998, a lien not yet due and payable.  
Account No: 3709-00300-01600

Key No: 378335  
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 disclosed by instrument recorded May 2, 1972, in Volume M72, page 4987, 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 Ameri title the 10th day  
of December A.D., 19 97 at 3:30 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 40194.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross