

MTC 50197-KR
WARRANTY DEED

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4394

JELD-WEN, inc., an Oregon corporation and KLAMATH DAIRY PRODUCTS, INC., an Oregon dissolved corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JACK R. PLATT and MARILYN J. PLATT, as tenants by the entirety,
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:

PARCEL 1:

THAT PORTION OF THE S1/2 SE1/4 OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING SOUTHERLY AND WESTERLY OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND NORTHERLY AND EASTERLY OF THE KLAMATH IRRIGATION DISTRICT NO. 5 DRAIN.

PARCEL 2:

THAT PORTION OF THE N1/2 OF THE SE1/4 LYING WEST OF THE STATE HIGHWAY, IN SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ACCT# 4010-01800-01300

KEY# 98325

ACCT# 4010-01800-00900

KEY# 98343

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:

SUBJECT TO: 1. Notice of lien for disqualification of the special assessment for Farm Use Land. An additional tax has been levied as disclosed by the assessment roll and tax roll for Code 99. Account No.: 4010-1800-1300 Key No.: 98325 Amount: \$4,889.19 plus interest, if any; 2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given; 3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District; 4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; 5. Reservations as contained in deed from S.S. Henley to the United States of America recorded December 26, 1906 in Volume 19, page 19, Deed Records of Klamath County, Oregon (Affects Parcel 2); 6. Waiver of Riparian Rights, subject to the terms and provisions thereof, executed by S.S. Henley, widow, to United States of America, dated June 26, 1905, recorded October 3, 1906 in Volume 21, page 392, Records of Klamath County, Oregon (Affects Parcel 1); 7. Reservations as contained in deed from Sophia Henley to Henley Investment Company recorded November 31, 1911 in Volume 34, page 157, Deed Records of Klamath County, Oregon (Affects Parcel 2); 8. Acceptance of Terms and Conditions of Reclamation Extension Act, subject to the terms and provisions thereof, executed by Ellis Zachariah to United States of America, dated August 13, 1914, recorded January 2, 1915 in Deed Volume 43, page 213, Records of Klamath County, Oregon (Affects Parcel 1); 9. Rights of way of anchor guy, subject to the terms and provisions thereof, given by R.C. Groesbeck and Jean Groesbeck, husband and wife, to The California Oregon Power Company, a California corporation, dated October 14, 1938, recorded October 14, 1938 in Deed Volume 118, page 509, Records of Klamath County, Oregon (Affects Parcel 1) 10. Reservations and restrictions contained in Deed from R.C. Groesbeck and Jean Groesbeck, his wife, to Joe Brankejsky and Mary Brankejsky, husband and wife, dated November 18, 1943, recorded November 18, 1943 in Deed Volume 160, page 57, Records of Klamath County, Oregon (Affects Parcel 1); 11. Right of Way Option, subject to the terms and provisions thereof, dated March 30, 1979 and recorded April 9, 1979 in Volume M79, page 7679, Microfilm Records of Klamath County, Oregon in favor of Pacific Power & Light Company for electric transmission lines and appurtenances (Affects Parcel 1); 12. Right of Way Easement, subject to the terms and provisions thereof dated September 25, 1979 and recorded September 25, 1979 in Volume M79, page 23268, Microfilm Records of Klamath County, Oregon in favor of Pacific Power & Light Company for electric transmission (Affects Parcel 2); 13. Right of way Easement subject to the terms and provisions thereof dated September 25, 1979 and recorded October 28, 1979 in Volume M79, page 25328, Microfilm Records of Klamath County, Oregon in favor of Pacific Power & Light Company for electric transmission and distribution (Affects Parcel 1).

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.

26.10
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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 260,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~114 12TH STREET SE, SALEM, OR 97302~~ 11070 Oak Hill Rd.
Independence, OR 97351

Dated this 9th day of February, 2000.

JELD-WEN, inc., an Oregon corporation

BY: Douglas P. Kintzinger
DOUG KINTZINGER, SECRETARY

KLAMATH DAIRY PRODUCTS, INC., A
DISSOLVED CORPORATION

BY: Douglas P. Kintzinger
Secretary

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 9, 2000 by
DOUGLAS KINTZINGER, SECRETARY OF JELD-WEN, inc., an Oregon corporation.
and Secretary of Klamath Dairy Products, Inc.

Carol Chesnut

(Notary Public for Oregon)

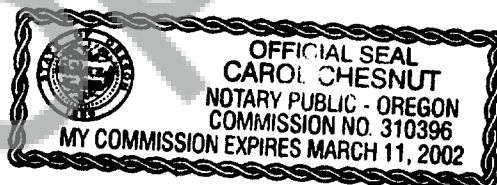
My commission expires 3-11-02

ESCROW NO. MT50197-KR

Return to:

JACK R. PLATT

~~114 12TH STREET SE~~ 11070 Oak Hill Road
~~SALEM, OR 97302~~ Independence, OR 97351



State of Oregon, County of Klamath
Recorded 2/10/00, at 3:45 p. m.
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Linda Smith,
County Clerk Fee \$ 26.00