

04 MAR 9 PM 3:09

NJC- 64344 SM

STATUTORY WARRANTY DEED

JELD-WEN, inc., an Oregon Corporation, Grantor, conveys and warrants to Frank A. Ferreira <sup>and</sup> Catherine L. Wells, as Not as Tenants in Common but with Rights of Survivorship, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

\*\*SEE ATTACHED EXHIBIT "A"

~~Not to be recorded as a deed, but as a deed, recorded in Klamath County, Oregon.~~

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Covenants, Conditions, and Restrictions, for JELD-WEN, inc. recorded, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true consideration for this conveyance is \$44,900.00.

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.

"GRANTOR" JELD-WEN, inc., an Oregon Corporation

BY: Judy Urback  
Its Authorized Agent

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 2nd day of March, 2004

by Judy Urback (Officer), the Agent (Title) of JELD-WEN, inc., on behalf of the Corporation.]

WITNESS my hand and official seal

Mechelle D. Phillips  
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
JELD-WEN, inc. 3250 Lakeport Blvd. Klamath Falls, OR 97601 Grantor
Frank A. Ferreira Catherine L. Wells 5615 Balsam Dr. Klamath Falls, OR 97601 Grantee
AFTER RECORDING RETURN TO
Frank A. Ferreira Catherine L. Wells 5615 Balsam Dr. Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDERS USE

State of Oregon, County of Klamath  
Recorded 03/09/2004 3:09 p m  
Vol M04 Pg 13602-13603  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested, all tax statements shall be sent to the following address:  
Frank A. Ferreira  
Catherine L. Wells  
5615 Balsam Dr.  
Klamath Falls, OR 97601

2600 Am

Lot 101 of TRACT 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES -TRACT 1209"; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the "FIRST ADDITION TO HARBOR ISLES - TRACT 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR ISLES - TRACT 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account No.:

3809-019CB-00227-000

Key No.: 873591