WTC-65338 SM

Vol MO4 Page 35437

State of Oregon, County of Klamath
Recorded 06/02/2004 3:18 p m
Vol M04 Pg 35437-38
Linda Smith, County Clerk
Fee \$ 260 # of Pgs 2

## STATUTORY WARRANTY DEED

JELD-WEN, inc., an Oregon Corporation, Grantor, conveys and warrants to Kenneth S. Dugan, as Sole and Separate Property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

GOTOGO INTERIOR A POPPHOLA SIGNION 18 Herber foles; Tract 4252, recorded in relemble County, Gregon.

## **SUBJECT TO:**

"GRANTOR"

Klamath Falls, OR 97601

Kenneth S. Dugan 212 N. 3rd

Klameth Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address:

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 \$ 33,900.00.

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.

JELD-WEN, inc., an Oregon Corporation

Its Authorized Agent STATE OF OREGON 188 COUNTY OF KLAMATH The foregoing instrument was acknowledged before me this \_\_/S<sup>L</sup>\_ day of \_\_\_\_\_\_ (Title) of JELD-WEN, inc., on behalf of the Urback (Officer), the by Much Corporation. OFFICIAL SEAL
MECHELLE D. PHILLIPS
NOTARY PUBLIC-OREGION
COMMISSION NO. 356757
COMMISSION EXPIRES APR. 15, 2008 WITNESS my hand and official seal NOTARY PUBLIC FOR OREGON WARRANTY DEED STATE OF OREGON. JELD-WEN, Inc. County of Klamath 3250 Lakeport Blvd. Filed for record at request of: Klamath Falls, OR 97601 Grantor SPACE RESERVED on this day of FOR Kenneth S. Dugan **RECORDERS** USE o'clock A.D. 212 N. 3rd Klamath Falls, OR 97601 And duly recorded in Vol. Grantee Smith, County Clerk AFTER RECORDING RETURN TO Linda Kenneth S. Dugan 212 N. 3rd Deputy

2100m

35438

EXHIBIT "A"

Lot 59 in Block 1 of FIRST ADDITION TO HARBOR ISLES, TRACT 1252, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019CB-03100-000

Key No: 001