

**M06-12847**

Klamath County, Oregon

06/22/2006 03:46:26 PM

Pages 2 Fee: \$26.00



After recording return to:  
Gilbert Charles Axell, Jr.  
2001 S. Sixth Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Gilbert Charles Axell, Jr.  
2001 S. Sixth Street  
Klamath Falls, OR 97601

File No.: 7021-797087 (DMC)  
Date: June 15, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Jeld-Wen, Inc., an Oregon Corporation, Successor By Merger of Trendwest, Inc., an Oregon Corporation formerly known as Trendwest Development Company, an Oregon Corporation,** Grantor, conveys and warrants to **Gilbert Charles Axell, Jr.,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 9 Block 203 Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS portion theretofore conveyed to State of Oregon for highway purposes.**

**Also: Commencing at the Southeast corner of Lot 7, Block 203 of Mills Second Addition to the City of Klamath Falls, Oregon, and running thence Northerly along the East line of said Lot a distance of 34 feet to a point; thence Westerly parallel with the South line of said Lot a distance of 40 feet; thence Southerly a distance of 34 feet to the South line of said lot; thence East a distance to 40 feet to the point of beginning.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$130,000.00.** (Here comply with requirements of ORS 93.030)

26-F

APN: R631677

Statutory Warranty Deed  
- continued

File No.: 7021-797087 (DMC)  
Date: 06/15/2006

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 16 day of June, 2006.

*Matt Wendt*

**Matt Wendt, Treasury Manager and Assistant Secretary**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 16<sup>th</sup> day of JUNE, 2006  
by **Matt Wendt**.

*Linda L. Hamilton*

Notary Public for Oregon 6/28/07  
My commission expires:

