

WTZ 90699-KR

THIS SPAC

2011-007608

Klamath County, Oregon



06/24/2011 11:15:01 AM

Fee: \$42.00

After recording return to:

Gary Richard Peterson

219 Skyridge Drive

Klamath Falls, OR 97603

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

Gary Richard Peterson

219 Skyridge Drive

Klamath Falls, OR 97603

Escrow No. MT90699-KR

Title No. 0090699

SWD1 r.041111

### STATUTORY WARRANTY DEED

**JELD-WEN, inc., an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**Gary Richard Peterson,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$38,100.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 23<sup>rd</sup> day of June, 2011.

JELD-WEN, inc., an Oregon corporation

BY:

Jeff Woolworth, Real Estate Specialist

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 23, 2011 by Jeff Woolworth, as Real Estate Specialist for JELD-WEN, inc., an Oregon corporation.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

422m

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 136 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.

**PARCEL 2:**

Lot 81 of FOURTH ADDITION TO HARBOR ISLES - TRACT 1347, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.