

2024-011219

Klamath County, Oregon

12/30/2024 01:59:02 PM

Fee: \$97.00



After recording return to:  
Klamath Works, Inc.  
1930 South 6th Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Klamath Works, Inc.  
1930 South 6th Street  
Klamath Falls, OR 97601

File No.: NCS-1242135-OR1 (WW)  
Date: December 23, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

First American Title Insurance Company

#### STATUTORY WARRANTY DEED

**JELD-WEN, Inc., a Delaware corporation, successor by merger of Trendwest, Inc., an Oregon corporation, successor by merger of Klamath Falls Brick & Tile Company, an Oregon corporation,** Grantor, conveys and warrants to **Diversified Contractors, Inc., an Oregon non-profit corporation,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to: See Exhibit B attached**

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

APN: 438654

Statutory Warranty Deed  
- continued

File No.: NCS-1242135-OR1  
(WW)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

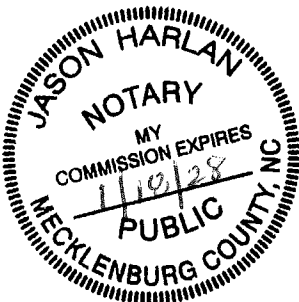
Dated this 26<sup>th</sup> day of December, 2024.

JELD-WEN-Wen, Inc., a Delaware corporation

By: [Signature]  
Name: Jeff Woolworth  
Title: Director of Real Estate

STATE OF NORTH CAROLINA)  
County of MECKLENBURG) ss.

This instrument was acknowledged before me on this 26<sup>th</sup> day of December, 2024 by Jeff Woolworth as Director of Real Estate of JELD-WEN, Inc., on behalf of the corporation.



[Signature] JASON HARLAN

Notary Public for ~~Oregon~~ N.C.  
My commission expires: 1/10/28

APN: **438654**

Statutory Warranty Deed  
- continued

File No.: **NCS-1242135-OR1**  
**(WW)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 29, BUENA VISTA ADDITION TO KLAMATH FALLS, OREGON, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THAT PORTION OF VACATED ALLEY WHICH IN USED THERETO.**

**Exhibit "B"**

1. Water rights, claims or title to water, whether or not shown by the public record.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Transmission line Easement, including the terms and provisions thereof, by Bernard C. Johnson and Beatrice E. Johnson to United States of America, dated October 30, 1951, recorded October 31, 1951 in Volume 250, Page 585, records of Klamath County, Oregon.

The interest of the United States of America in said easement was Quitclaimed to The California Oregon Power Company, by deed recorded April 12, 1954 in Volume 266, Page 316, records of Klamath County, Oregon.

5. City of Klamath, Ordinance No. 00-22, an Ordinance  
Recorded: December 05, 2000 in Volume M00, Page 43657, records of  
Klamath County, Oregon
6. Order Klamath County Forestland Classification Committee, including terms and provisions thereof.  
Recorded: February 19, 2013 in Volume 2013, Page 001802, records of  
Klamath County, Oregon
7. Unrecorded leases or periodic tenancies, if any.