

WARRANTY DEED

THIS INDENTURE WITNESSETH, That KLAMATH DEVELOPMENT COMPANY, a corporation, herein called "grantor", in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to JELD-WEN, inc., an Oregon corporation, herein called "grantee", its successors and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Beginning at an iron pin on the Westerly right of way line of Lakeport Boulevard as it is presently located, said point being N. 89°54' W. a distance of 78.32 feet and N. 23°49' W. a distance of 128.77 feet from the gas pipe monument on the NW corner of "Pelican City" subdivision, said gas pipe monument being N. 89°54' W. a distance of 1995.5 feet from the SE corner of Section 18; thence S. 79°40' W. a distance of 182.53 feet to an iron pin on the Westerly line of the old Pelican Bay Lumber Company spur tract; thence Southerly and Westerly along the Westerly and Northerly line of said spur tract to an iron pin which is S. 79°40' W. a distance of 579.34 feet from the gas pipe monument on the NW corner of "Pelican City" subdivision; thence N. 10°20' W. a distance of 253.0 feet to an iron pin; thence S. 79°40' W. a distance of 860.36 feet; thence N. 10°20' W. a distance of 192.3 feet; thence S. 79°40' W. to the Westerly boundary of Lot 7, Section 19; thence N. 10°20' W. along said Lot line and the Westerly line of Lot 5, said Section 18, a distance of 100.0 feet; thence N. 79°40' E. to an iron pipe on the point of intersection with the Southwesterly right of way line of the railroad spur tract known as "Hanks Spur"; thence Southeasterly parallel to and 50 feet distant at right angles from the center line of said spur tract to its intersection with the Westerly right of way line of Lakeport Boulevard as it is presently located; thence Southerly along said right of way line to the point of beginning. EXCEPTING THEREFROM the following-described tract of land: A tract of land situated in Lot 1, Section 18, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at an iron pin located N. 89°54' W. a distance of 78.32 feet; N. 23°48' W. a distance of 128.77 feet and N. 73°10' W. a distance of 151.55 feet from the gas pipe monument on the NW corner of "Pelican City" subdivision, said gas pipe monument being N. 89°54' W. a distance of 1995.5 feet from the SE corner of said Section 18; thence N. 86°13'30" W. along the Northerly line of a 20-foot roadway a distance of 57.90 feet to an iron pin; thence Northwesterly along the North-easterly line of said roadway on a curve to the left a distance of 114 feet, more or less, to an iron pin (the long chord of said curve bears N. 70°36'30" W. a distance of 111.77 feet); thence N. 9°48'30" W. along the Easterly line of a roadway a distance of 208.40 feet to an iron pin; thence leaving said roadway at right angles thereto N. 80°11'30" E. a distance of 52.00 feet to an iron pin; thence N. 9°48'30" W. a distance of 5.00 feet to an iron pin; thence N. 80°11'30" E. a distance of 111.60 feet; thence following the arc of a curved fence line to the right the following courses and distances: S. 40°09' E. 37.35 feet; S. 21°33' E. 64.7 feet; S. 7°03' E. 65.78 feet; S. 3°58' W. 72.4 feet; and S. 13°39' W. 54.45 feet, more or less, to the point of beginning.

(Warranty Deed - 1)

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