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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JIRACH CORPORATION, hereinafter known as GRANTOR, grants, bargains and sells unto JELD-WEN, inc, an Oregon Corporation, hereinafter known as GRANTEE and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows:

The following described property is situated in Township 40 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Section 10: E $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 11: SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$  (Lot 6), S $\frac{1}{2}$ SE $\frac{1}{4}$  (Lots 11 and 12), and NE $\frac{1}{2}$ SE $\frac{1}{4}$  (Lot 9)  
 Section 13: Lots 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and 16 (being the SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ NE $\frac{1}{4}$ )  
 Section 14: NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ NW $\frac{1}{4}$   
 Section 15: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$   
 Section 22: N $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$   
 Section 23: NW $\frac{1}{4}$  and NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO: S $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 10, Township 40 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

RESERVING unto the GRANTOR, his heirs and assigns a perpetual right of easement to enter upon the lands herein conveyed to maintain, repair, operate and patrol the reservoirs commonly known as TED and HARPOLE and the ditches and canals connected therewith and conveying water therefrom.

RESERVING unto the GRANTOR the right of way and the proportionate ownership of Reservoir No. 1 as described in a certain deed recorded November 6, 1916, in Volume 46, page 251, Deed Records of Klamath County, Oregon, TOGETHER WITH a perpetual easement and right to enter and maintain, repair, operate and patrol the reservoir and the ditches and canals connected therewith and conveying water therefrom.



SUBJECT TO: Easements, rights of way of record, and those apparent upon the land.

SUBJECT TO: The terms, reservations and conditions contained in a deed from the State of Oregon recorded January 9, 1942, in Volume 144, page 491, Deed Records of Klamath County, Oregon.

SUBJECT TO: Right of way for pipelines and incidentals as conveyed to Pacific Gas Transmission Company by deed recorded June 23, 1960, in Volume 322, page 231, Deed Records of Klamath County, the location of which is disclosed by Notice of Location recorded October 30, 1961, in Volume 333 of Deeds at page 377, Deed Records of Klamath County, Oregon.

SUBJECT TO: Right of way for pipelines and incidentals as conveyed to Pacific Gas Transmission Company by instrument recorded March 21, 1960, in Volume 319, page 592, Deed Records of Klamath County, Oregon, the location of which is recorded in Notice of Location recorded April 25, 1961, in Volume 332, page 490, Deed Records of Klamath County, Oregon.

SUBJECT TO: Right of way for a line of poles and wires for the transmission of electric energy and for communication purposes and incidentals as conveyed to Pacific Gas Transmission Company by instrument recorded May 8, 1961, in Volume 329, page 350, Deed Records of Klamath County, Oregon.

SUBJECT TO: A perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and patrol one or more lines of electric power transmission structures and appurtenant signal lines and incidentals as conveyed to the United States of America by instrument recorded October 14, 1965, in Volume M65, page 2719, Deed Records of Klamath County, Oregon.

SUBJECT TO: Right of way for road and incidentals as conveyed to United States of America by instrument recorded January 25, 1966, in Volume M66, page 712, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: A perpetual easement and right of way for electric power transmission lines and incidentals as conveyed to Portland General Electric Company by instrument recorded July 21, 1966, in Volume M66, page 7422, Deed Records of Klamath County, Oregon.

SUBJECT TO: A perpetual easement and right of way for road and incidentals as conveyed to the United States of America by instrument recorded January 2, 1969, in Volume M69, page 12, Microfilm Records of Klamath County, Oregon.