

The Grantor, INTERNATIONAL PAPER COMPANY, a New York Corporation, having its principal office at International Paper Plaza, 77 West 45th Street, New York, New York, 10036, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, bargains, sells and conveys to JELD-WEN, INC., a Oregon Corporation Corporation, having its principal office at Klamath Falls, Oregon, the following described real estate situate in Klamath County, State of Oregon, to wit:

Those lands described in Exhibit "A" attached hereto, and by this reference incorporated herein, SUBJECT, however, to those exceptions and reservations set forth in said Exhibit "A".

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A lawyer should check with the appropriate city or county planning department to verify approved uses.

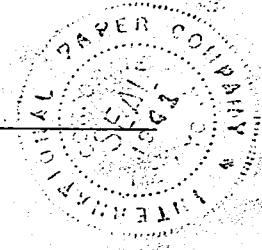
The true consideration for this conveyance is SIX HUNDRED NINETY FIVE THOUSAND (\$695,000.00) Dollars.

Dated this 26th day of June, 1985.

INTERNATIONAL PAPER COMPANY
a New York Corporation

David I. J. Wang
Vice-President

Brent Bullock
Assistant Secretary



STATE OF NEW YORK)
: ss.
County of New York)

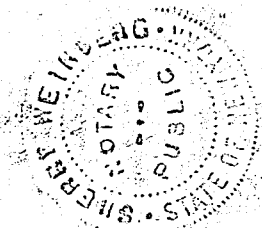
June 26, 1985

Personally appeared DAVID I. J. WANG and BRENT BULLOCK, who, each being first duly sworn, did say that the former is the Vice-President and that the latter is the Assistant Secretary of INTERNATIONAL PAPER COMPANY, a New York Corporation, and that the seal affixed to the foregoing instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Sherry Weinberg
Notary Public for the State
of New York

SHERRY WEINBERG
Notary Public, State of New York
No. 01WE4693552
Qualified in Kings County
Commission Expires March 30, 1987



1985 JUN 29 PM 2 35
HOF 53

EXHIBIT A
DESCRIPTION

In Township 39 South, Range 7 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 21: Government Lot 2

Section 26: Government Lots 1, 2, and 3, EXCEPTING the Weyer-
haeuser Railroad Right of Way, being 66 feet in width
and traversing Lots 1 and 2

Section 27: Government Lots 3, 5, 6, 8 and 9, EXCEPTING the
Weyerhaeuser Railroad Right of Way, being 66 feet in
width and traversing Lot 6

Section 28: Government Lot 6

Section 29: Government Lots 1, 2, 3, 4, 5, 6 and 7, EXCEPT the
following described tract of land:

Parts of Lots 1, 2, and 3 of Section 29, Township 39
South, Range 7 East of the Willamette Meridian, more
particularly described as follows:

Beginning at the section corner common to Sections
19, 20, 30 and 29, Township 39 South, Range 7 East of
the Willamette Meridian; thence South 0°02'53" East,
along the West line of Section 29, a distance of
1,805.49 feet to the true point of beginning of this
description; thence South 75°57'45" East, a distance
of 48.18 feet to a point; thence North 84°47'58"
East, a distance of 653.11 feet to a point; thence
North 6°51'53" East to the intersection with the 1/16
Section line between the Northwest quarter of the
Northwest quarter and Lot 1, a distance of 443.51
feet to an iron pin; thence East along the said
1/16 Section line, a distance of 446.09 feet to an
iron pin; thence South 11°33'51" East, a distance of
548.51 feet to an iron pin; thence North 78°04'23"
East, a distance of 2,490.78 feet to a point in Lot 3
from which point the Northeast corner of said Section
29 bears North 48°22'12" East a distance of 2,082.39
feet; thence South 0°24'58" East, to the intersection
with the Meander Line, along the right bank of the
Klamath River, a distance of 365 feet, more or less;
thence Westerly along the Meander Lines of said Lots
1, 2, and 3 to the intersection with the West line of
said Section 29; thence North along the West line of
said Section 29, a distance of 485 feet, more or less
to the true point of beginning.

ALSO EXCEPT

Parts of Lots 6 and 7 of Section 29, Township 39 South, Range 7
East of the Willamette Meridian, more particularly described as
follows:

Beginning at the section corner common to Sections 20, 21, 29 and 28, Township 39 South, Range 7 East of the Willamette Meridian; thence South $48^{\circ}22'12''$ West, a distance of 2,082.39 feet to a point marked by an iron pin and designated as "LB-14"; thence South $0^{\circ}24'58''$ East, a distance of 868.91 feet to a point marked by an iron pin in Lot 6, said point being the true point of beginning of this description; thence North $82^{\circ}03'08''$ West, a distance of 876.03 feet to a point marked by an iron pin; thence South $58^{\circ}29'02''$ West to the intersection with the South line of said Lot 7, a distance of 1,015 feet, more or less; thence West or less, to the West line of Lot 7; thence North along the West line of said Lot 7 to the intersection with the Meander line along said Lot 7, a distance of 130 feet, more or less; thence Easterly along the Meander lines of said Lots 7 and 6 to the intersection with the line bearing South $0^{\circ}24'58''$ East between said point "LB-14" and the true point of beginning; thence South $0^{\circ}24'58''$ East along said line, a distance of 188.91 feet, more or less, to the true point of beginning.

Section 31: Government Lots 1, 2, 3, 4, and 5, SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{2}$; N $\frac{1}{2}$ SW $\frac{1}{2}$; SW $\frac{1}{4}$ SW $\frac{1}{2}$; EXCEPT the following described tract of land:

Parts of Lots 4 and 5 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the $\frac{1}{4}$ section corner common to Sections 30 and 31, Township 39 South, Range 7 East of the Willamette Meridian; thence South $88^{\circ}39'29''$ East along the North line of Section 31 to the intersection with the West line of said Lot 5, a distance of 1,348.27 feet, more or less, to the true point of beginning of this description; thence South along the West line of said Lot 5, a distance of 640.48 feet to a point; thence South $41^{\circ}11'19''$ East, a distance of 240.29 feet to a point marked by an iron pin; thence South $42^{\circ}50'07''$ East, a distance of 1,194.47 feet to a point marked by an iron pin; thence South $9^{\circ}13'28''$ East, a distance of 386.02 feet to a point marked by an iron pin; thence South $41^{\circ}45'43''$ West to the intersection with the North boundary of the right of way of State Highway No. 21; thence Northeasterly along the said highway right of way to the intersection with the Meander line along the East side of said Lot 4; thence Northerly along the Meander Line of said Lots 4 and 5 to the intersection with the North line of said Section 31; thence North $88^{\circ}39'29''$ West along the North line of said Section 31, a distance of 383.93 feet to the true point of beginning.

ALSO EXCEPT

Parts of Lots 1, 2, 3, and 4 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner common to Section 36, 31, 1 and 6, Township 39 and 40 South, Range 6 and 7 East of the Willamette Meridian; thence South $89^{\circ}56'42''$ East along the South line of said Section 31, a distance of 1,960.02 feet to a point marked by an

iron pin and the true point of beginning of this description; thence North 27°31'03" East, a distance of 688.07 feet to a point marked by an iron pin; thence North 59°46'33" East, a distance of 1,781.22 feet to a point marked by an iron pin; thence North 44°16'57" East a distance of 969.68 feet to a point marked by an iron pin; thence North 14°50'18" East, a distance of 629.93 feet to a point marked by an iron pin; thence North 41°45'43" East to the intersection with the South boundary of the right of way of State Highway No. 21; thence Northeasterly along the said highway right of way to the intersection with the Meander Line along the East side of said Lot 4; thence Southwesterly along the Meander Lines of said Lots 4, 3, 2, and 1, to the intersection with the South line of said Section 31; thence North 89°56'42" West along the South line of said Section 31, a distance of 165 feet, more or less, to the true point of beginning.

Section 31 and 32:

All those portions of Lots 2 and 3 of Section 32; and Lots 7, 8 and 9 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 31; thence West to the South one-quarter corner of said Section 31; thence North 55°07'36" East, a distance of 1584.5 feet; thence North 38°56'19" East, a distance of 1285.69 feet; thence North 58°28'29" East, a distance of 1253.27 feet; thence North 3°24'34" East to the South right of way line of the Oregon State Primary Highway No. 21 (Route No. 66); thence Northeasterly along said South right of way line to its intersection with the East line of said Lot 2; thence South along the East lines of said Lots 2 and 3 to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3 to the Northeast corner of said Lot 8; thence South along the East line of said Lot 8 to the place of beginning.

SAVING AND EXCEPTING THEREFROM the 60 foot wide County Road as now located through said Lots 3, 7, 8 and 9.

Section 35: Government Lots 1, 2, 6, 7, 8 and 9, EXCEPTING the Weyerhaeuser Railroad Right of Way, being 66 feet in width and traversing Lots 6, 7, 8 and 9.

In Township 40 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 12: Government lot 7, N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{2}$ NW $\frac{1}{4}$; EXCEPT the following described tract of land:

That portion of the Northeast one-quarter of the Northwest one-quarter and of the Southeast one-quarter of the Northwest one-quarter (or Lot 7) of Section 12, Township 40 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the West one-quarter corner of said Section 12; thence North 87°00'36" East along the South line of the Northwest one-quarter of said Section a distance of 1427.91 feet to the true point of beginning of this description; thence North 27°46' East a distance of 509.26 feet to a point 30 feet Westerly of the center line of an existing road, when measured at right angles to said road center line; thence continuing parallel to and 30 feet Westerly of the center line of said road, when measured at right angles thereto, on the following courses and distances: North 8°36' West a distance of 421.25 feet; North 37°11' East a distance of 551.16 feet; North 54°57'37" East a distance of 251.74 feet; North 31°33'36" East a distance of 673.50 feet; thence leaving a course parallel to the road run North 27°46' East a distance of 308.53 feet to a point in the East line of the Northwest one-quarter of said Section 12, which point is South 1°00'22" West a distance of 320.49 feet from the Northeast corner of said Northwest one-quarter; thence South 1°00'22" West a distance of 2236.88 feet to the center of said Section 12; thence South 87°00'36" West a distance of 1172.03 feet to the point of beginning.

Together with the Right and Easement in gross, reserved in instrument recorded October 28, 1960 in Volume 325 at page 74, Deed Records of Klamath County, Oregon, wherein International Paper Company, a New York corporation is grantor and The California Oregon Power Company, a California corporation is grantee, to wit:

"reserving unto said International Paper Company, its successors and assigns, forever, the right and easement in gross to enter upon Parcels I, II, III, and IV hereinabove described and conveyed and to use the same for any and all purposes whatsoever, including but not by way of limitation of the foregoing the right to plant and grow thereon and to cut and remove therefrom trees and forest products and to administer the same as forest lands; provided, that any use made of said lands shall not conflict or in any manner interfere with use of said lands by The California Oregon Power Company, its successors and assigns, for purposes of its Big Bend Hydroelectric Project.

(Said parcels referred to hereinabove as Parcels I, II, III, and IV, are those parcels in Volume 325 at page 74, Deed Records of Klamath County, Oregon.)

END

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Klamath River and the ownership of the State of Oregon in and to that portion lying below the usually high water mark thereof.
3. Reservations and restrictions as contained in patent recorded January 20, 1905 in Volume 17, page 103 Deed Records of Klamath County, Oregon, to wit:
 "subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and the rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."
 (Affects W $\frac{1}{2}$ NW $\frac{1}{2}$, NE $\frac{1}{2}$ NW $\frac{1}{2}$, and Government Lot 7 of Section 12, Township 40 South Range 6 East of the Willamette Meridian)
4. Right of way, including the terms and provisions thereof,
 Dated: August 18, 1923
 Recorded: August 20, 1923
 Volume: 61, page 385, Deed Records of Klamath County, Oregon
 From: Eugene Spencer and Elizabeth Spencer
 In favor of: County of Klamath, State of Oregon
 For: Right of way
 (For additional right of way, being 30 feet on either side of the center line of the Hayden Creek-Keno Section of the Ashland-Klamath Falls Highway situated in Section 32, Township 39 South Range 7 East of the Willamette Meridian)
5. Reservations as contained in Deed recorded June 19, 1930 in Volume 91, page 404, Deed Records of Klamath County, to wit:
 "subject to any valid oil, gas, coal, ore, mineral or fossil reservations made by any of grantor's predecessors in title"
 (Affects Government Lots 7, 8 and 9 of Section 31 and Government Lot 3 of Section 32, Township 39 South, Range 7 East of the Willamette Meridian and additional property)
6. Access Road Easement, including the terms and provisions thereof, recorded August 26, 1959 in Volume 315 at page 282, Deed Records of Klamath County, Oregon between International Paper Company, a New York corporation and the United States of America.
 (Affects a portion of SW $\frac{1}{2}$ NW $\frac{1}{2}$ of Section 31 of Township 39 South Range 7 East of the Willamette Meridian)
7. Right of Way Easement, including the terms and provisions thereof,
 Dated: October 4, 1960
 Recorded: October 28, 1960
 Volume: 325, page 79, Deed Records of Klamath County, Oregon
 From: International Paper Company, a New York corporation
 In favor of: The California Oregon Power Company
 For: Electrical transmission lines
 (Affects a portion of Sections 27 and 35 in Township 39 South, Range 7 East of the Willamette Meridian)

8. Subject to reservations as contained in Deed dated October 14, 1960 recorded October 28, 1960 in Volume 325, page 89, Deed Records of Klamath County, Oregon for electrical transmission line and right of way easements.
(Affects a portion of Government Lots 2 and 3 of Section 32 and Government Lots 7, 8 and 9 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian)
9. Easement Exchange, including the terms and provisions thereof,
Dated: December 20, 1973
Recorded: February 11, 1974
Volume: M74, page 2259, Microfilm Records of Klamath County, Oregon
By and Between: Weyerhaeuser Company, a Washington corporation
And: International Paper Company, a New York corporation
(Affects Government Lots 3 and 4 of Section 29, of Township 39 South, Range 7 East of the Willamette Meridian)
10. Exclusive Road Easement, including the terms and provisions thereof,
Dated: August 17, 1977
Recorded: September 15, 1977
Volume: M77, page 17247, Microfilm Records of Klamath County, Oregon
Grantor: International Paper Company, a New York corporation
In favor of: The United States of America
For: Road easement
(Affects a portion of Government Lot 3 in Section 32, Township 39, South Range 7 East of the Willamette Meridian)
11. Right of Way Easement, including the terms and provisions thereof,
Dated: May 9, 1979
Recorded: May 15, 1979
Volume: M79, page 11088, Microfilm Records of Klamath County, Oregon
Re-recorded: March 17, 1981
Volume: M81, page 4848, Microfilm Records of Klamath County, Oregon
From: International Paper Company
In favor of: Pacific Power & Light Company
For: Easement for right of way
(Affects a portion of the SE $\frac{1}{2}$ NE $\frac{1}{2}$ and the NW $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 27 and the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 31, Township 39 South, Range 7 East of the Willamette Meridian)
12. Financing Statements, if any, on file in the of the Secretary of State.
(An inquiry has been directed to the Secretary of State)
13. The lien of ad valorem taxes hereafter falling due, which are hereby prorates and payment of which is expressly assumed by grantee.
14. A reservation to Grantor of an interest in minerals as more fully described in Exhibit B attached.

MINERAL RESERVATION LANGUAGE TO BE USED FOR
KLAMATH COUNTY, OREGON

"There is hereby reserved to the Grantor, its successors and assigns, and excepted from this conveyance, all of the oil, gas, and associated hydrocarbons, coal, lignite and peat, base, precious and industrial minerals and metals and all other minerals including lead, zinc, copper, sulphur, phosphate, iron ore, sodium, salt, uranium, thorium, molybdenum, vanadium, titanium, and other fissionable materials, gold, silver, bauxite, limestone, geothermal energy, and all other mineral substances and mineral deposits of any kind or character, whether solid, liquid, or gaseous, and without limitation by enumeration of the minerals expressly mentioned above (but not including sand, gravel and aggregate building materials for use on the property conveyed and other property of the Grantee), presently owned by Grantor in, on or under any of the property conveyed hereby, and all of the executive rights and other rights to execute leases presently owned or held by Grantor with respect to the interest of any other parties in any or all of said minerals in, on or under any of the property conveyed hereby, together with full rights of ingress and egress and use of the surface to the extent reasonably necessary for the purposes of exploring, drilling, mining, developing, producing, removing, transporting and owning all of said minerals and mineral rights herein reserved to Grantor. Geothermal energy as used herein shall include all products of the geothermal processes, embracing indigenous steam, hot water and hot brines, steam and other gases, hot water and hot brines resulting from water, gas or other fluids artificially induced into subsurface formations; heat or other associated energy found beneath the surface of the earth; and by-products of any of the foregoing, such as minerals, which are found in solution or in association with or derived from any of the foregoing, in addition and in connection with the production of geothermal energy, the right to store, utilize, process, convert, or otherwise use geothermal resources upon the land and to sell the same or any part thereof off the land together with the right of entry to conduct, use, maintain, repair and replace evaporation and settling basins, extraction plants, machinery, buildings, electric power plants, and equipment for the generation and transmission of geothermal resources and electrical power and for the handling, treatment, and storage of geothermal resource and all structures and facilities related thereto which Grantor may desire to construct and erect.

"In the event of operations to recover minerals other than oil, gas and associated hydrocarbons, Grantor or Grantor's mineral lessees will restore the surface of any of the property damaged by mineral operations as required by applicable state and federal laws and regulations. Grantor's or Grantor's mineral lessees shall also give Grantee (and any successor surface owner who shall have previously furnished Grantor with its address for receipt of notices hereunder) at least ninety (90) days written notice prior to commencement of surface operations for minerals other than oil, gas and associated hydrocarbons, which notice shall indicate the nature of the operations, the locality thereof, the proposed commencement date, and the estimated duration. In the event

Mineral Reservation
Page 2

9998

Grantor or Grantor's mineral lessees should use any private roads of Grantee for ingress and egress in connection with mineral operations, such user will share in the maintenance of such roads in proportion to its use thereof as compared to the use of all parties using such roads."

Return:

Mountain Title Company
407 Main Street
Klamath Falls, Oregon 97601

TAXES:

Jeld-Wen, inc.
3303 Lakeport Blvd,
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 28th day of June A. D. 19 85 at 2:35 o'clock P. M., and
duly recorded in Vol. 1185, of Deeds on Page 9990

EVELYN BIEHN, County Clerk
By *Paul Smith*

Fee: \$37.00