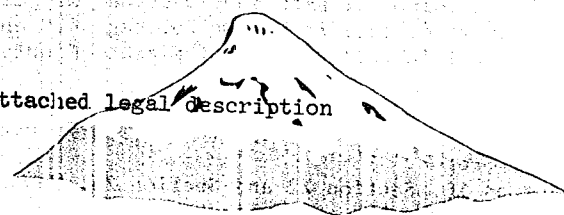


KNOW ALL MEN BY THESE PRESENTS, That

David H. Brenda and Ann E. Brenda, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Jeld-Wen, Inc., an Oregon Corporation
the grantee, does hereby grant, bargain, sell and convey unto the said 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, to-wit:

See attached legal description



MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 830,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of May, 19 86; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

David H. Brenda
David H. Brenda

Ann E. Brenda
Ann E. Brenda

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
May 13, 19 86

STATE OF OREGON, County of) ss.
May 13, 19 86

Personally appeared _____ and _____

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in 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:

Notary Public for Oregon
My commission expires: 7/13/89

(OFFICIAL SEAL)

Personally appeared, the above named David H. Brenda and Ann E. Brenda and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/89

David H. Brenda and Ann E. Brenda
P.O. Box 1
Dairy, Oregon 97625

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. 8218

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. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Reservations, including the terms and provisions thereof, contained in Patents from the United States of America recorded October 5, 1880 in Volume 1, page 303; recorded September 9, 1882 in Volume 1, page 460; recorded May 11, 1908 in Volume 24, page 181; recorded January 14, 1909 in Volume 25, page 409 and recorded August 7, 1909 in Volume 27, page 284 all in Deed Records of Klamath County, Oregon.
4. Reservations, restrictions and easements as contained in Deed from Charles Horton to Robert E. Strahorn, recorded August 22, 1919, in Volume 47, page 614, Deed Records of Klamath County, Oregon.
(Affects portions of Section 16, Section 22 and Section 26, Township 37 South, Range 11½ East of the Willamette Meridian)
5. Reservation of 1/16 of oil and mineral rights as set forth in Deed from Ludwig Sterzl to A. Ralph Gray and Julia H. Gray, recorded August 9, 1928 in Volume 82, page 122, Deed Records of Klamath County, Oregon. (Affects portion of Section 22 and 27, Township 37 South, Range 11½ East of the Willamette Meridian)
6. Reservation of all rights in and to all minerals, natural oil or gas as contained in Deed from Imogene C. Hampton to George Loe, Isaac Loe and James Loe, recorded October 22, 1930 in Volume 84, page 481, Deed Records of Klamath County, Oregon.
(Affects portions of Section 15 and 16, Township 37 South, Range 11½ East of the Willamette Meridian)
7. Reservations of ½ of all oil rights and royalties as contained in Deed from A. Ralph Gray, et ux to Elizabeth J. Gimpl, recorded February 13, 1929 in Volume 85, page 307, Deed Records of Klamath County, Oregon.
(Affects portions of Section 22 and 27 in Township 37 South, Range 11½ East of the Willamette Meridian)
8. Reservations and restrictions, including the terms and provisions, contained in Deed from Oregon, California and Eastern Railway Company to Isaac Loe dated May 31, 1930 and recorded September 22, 1930 in Volume 93, page 56, Deed Records of Klamath County, Oregon.
9. Right of Way Deed, including the terms and provisions thereof,
Dated: October 20, 1930
Recorded: October 25, 1930
Volume: 93, page 167 and 168, Deed Records of Klamath County, Oregon
In favor of: Oregon California & Eastern Railway Company
For: Railroad Right-of-Way
Affects: SE¼NE¼ Section 16 and SE¼SW¼ Section 15 Township 37 South, Range 11½ East of the Willamette Meridian
10. Right of Way Agreement, including the terms and provisions thereof,
Dated: March 10, 1960
Recorded: June 23, 1960
Volume: 322, page 219, Deed Records of Klamath County, Oregon
In favor of: Pacific Gas Transmission Company
Affects: Section 14, 15, 16, 22, 23 and 26 in Township 37 South, Range 11½ East of the Willamette Meridian.
Notice of Location recorded September 21, 1961 in Volume 322, page 358, Deed Records of Klamath County, Oregon.
11. An easement created by instrument, including the terms and provisions thereof,
Dated: June 18, 1985
Recorded: July 15, 1985
Volume: M85, page 11106, Microfilm Records of Klamath County, Oregon
In favor of: Oregon California and Eastern Railway Company, an Oregon corporation
For: 33 foot wide road
Affects: Section 22 and 27 in Township 37 South, Range 11½ East of the Willamette Meridian.

EXHIBIT "A" DESCRIPTION

PARCEL 1

The West one-half of the West one-half and the Southeast one-quarter of the Southwest one-quarter of Section 14, Township 37 south, Range 11½ East of the Willamette Meridian, excepting therefrom that portion conveyed to Leon F. Challis by deed dated October 10, 1944, recorded October 13, 1944 in book 169 at page 592, Deed Records of Klamath County, Oregon.

PARCEL 2

The Northeast one-quarter of Section 15, Township 37 South, Range 11½ East of the Willamette Meridian, excepting therefrom that portion conveyed to Leon F. Challis by deed dated October 10, 1944, recorded October 13, 1944 in Book 169 at page 592, Deed Records of Klamath County, Oregon.

PARCEL 3

The West one-half of the Northwest quarter and all those portions of the East half of the Northwest one-quarter and the South one-half of the Southeast one-quarter lying Westerly from Sprague River Road in Section 23, Township 37 South, Range 11½ East of the Willamette Meridian. Also all of the South one-half of the Northeast quarter and the North one-half of the Southeast quarter in said Section, Township and Range, excepting therefrom that portion conveyed to Jackson Horton, et ux by deed dated and recorded November 17, 1936 in Book 107 at page 450, Deed Records of Klamath County, Oregon.

PARCEL 4

Section 26, Township 37 South, Range 11½ East of the Willamette Meridian, Northeast quarter lying Southwest of Sprague River County Road and Southeast quarter Northwest quarter, West half Southeast quarter, East half Southwest quarter, in Klamath county, Oregon.

PARCEL 5

All in Township 37 South, Range 11½ East of the Willamette Meridian in Klamath County, Oregon, the following described property,

Section 15 - The Northwest one-quarter, the Northeast one-quarter of the Southwest one-quarter, the Southeast one-quarter

The Northwest one-quarter of the Southwest one-quarter East of the O.C. & E. Railroad right of way

The Southwest one-quarter of the Southwest one-quarter East of the O. C. & E. Railroad right of way

The Southeast one-quarter of the Southwest one-quarter East of the O. C. & E. Railroad right of way

Section 16 - The Northeast one-quarter except the right of way of way of the O. C. & E. Railroad
The Northeast one-quarter of the Southeast one-quarter East of the O. C. & E. Railroad

Section 22 - The North one-half of the Northeast one-quarter, The Southeast one-quarter of the Northeast one-quarter

Section 23 - The North one-half of the Southwest one-quarter, The Southeast one-quarter of the Southwest one-quarter, EXCEPTING THEREFROM the O. C. & E. Railroad right of way across Sections 15-16.

PARCEL 6

LEGAL DESCRIPTION CONTINUED:

8220

All in Township 37 South, Range 11½ east of the Willamette Meridian in Klamath County, Oregon, the following described property,

- Section 15 - That portion of the Southwest quarter of the Southwest quarter lying West of the O. C. & E. Railroad right of way
- Section 16 - The Northwest quarter of the Southeast quarter, that portion of the Northeast quarter of the Southeast quarter lying West of the O. C. & E. Railroad right of way, and also the East one-half of the Southeast quarter of the Southeast quarter
- Section 22 - The Southwest quarter of the Northeast quarter, and also the North one-half of the Northwest quarter, and also the Southeast quarter of the Northwest quarter, and also the East one-half of the Southwest quarter and the Southeast quarter
- Section 23 - The Southwest quarter of the Southwest quarter
- Section 26 - The West one-half of the West one-half
- Section 27 - The East one-half of the Northeast quarter, and also the Northwest quarter of the Northeast quarter, and also the Northeast quarter of the Southeast quarter

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of May A.D., 19 86 at 3:55 o'clock P M., and duly recorded in Vol. 13th day
of Deeds on Page 8217 M86

FEE

\$22.00

Evelyn Biehn, County Clerk
By [Signature]