

KNOW ALL MEN BY THESE PRESENTS, That

Dorothy Chapman Stewart formerly Dorothy F. Chapman
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid byJeld-Wen, Inc., an Oregon Corporation, hereinafter called
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:REFER TO THE LEGAL DESCRIPTION AS IT APPEARS
ON THE REVERSE OF THIS DEED.

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 attached exhibits and 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 \$ 180,000.00 0367
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ ~~part of the 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 12 day of May, 1986;
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.(If executed by a corporation,
affix corporate seal)Dorothy Chapman Stewart
Dorothy Chapman Stewart

STATE OF OREGON,

County of Lane } ss.
May 12, 1986

Personally appeared the above named

Dorothy Chapman Stewartand acknowledged the foregoing instru-
ment to be her voluntary act and deed.STATE OF OREGON, County of _____) ss.
_____, 19____.

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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Before me:
(OFFICIAL SEAL) F. Hill Roper
Notary Public for Oregon
My commission expires: 2-13-89Dorothy Chapman StewartP.O. Box 1029Cottage Grove, Oregon 97424

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, Inc.P.O. Box 1329Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment 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

3018

2C.8

8457

All the following in Township 37 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon.

Section 9: The E $\frac{1}{2}$ lying South of Squaw Flat Road

Section 10: SW $\frac{1}{2}$ NW $\frac{1}{2}$ and SW $\frac{1}{2}$, EXCEPTING THEREFROM that portion conveyed to Leon F. Challis by Deed dated October 10, 1944 and recorded October 13, 1944 in Volume 169, page 592, Deed Records of Klamath County, Oregon

Section 16: The E $\frac{1}{2}$ NW $\frac{1}{2}$, E $\frac{1}{2}$ NE $\frac{1}{2}$ SW $\frac{1}{2}$, SW $\frac{1}{2}$ SE $\frac{1}{2}$ and W $\frac{1}{2}$ SE $\frac{1}{2}$ SE $\frac{1}{2}$, EXCEPTING THEREFROM that portion lying within the boundaries of the Oregon California and Eastern Railway Company right of way

Section 21: NE $\frac{1}{2}$ NE $\frac{1}{2}$

Section 22: SW $\frac{1}{2}$ NW $\frac{1}{2}$

Section 27: NE $\frac{1}{2}$ NW $\frac{1}{2}$

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 contained in Patents from the United States of America recorded August 6, 1906 in Volume 20, page 488 and recorded January 14, 1909 in Volume 25, page 409 all in Deed Records of Klamath County, Oregon, as follows:
"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."
4. Reservation 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)
5. 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 9, 10, 15 and 16, Township 37 South, Range 11½ East of the Willamette Meridian)
6. 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 Sections 21, 22, 27 and 28 in Township 37 South, Range 11½ East of the Willamette Meridian)
7. 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.
8. Reservations and restrictions, including the terms and provisions, contained in Deed from Isaac Loe to George Loe, et al, dated September 22, 1930 and recorded September 22, 1930 in Volume 93, page 58, Deed Records of Klamath County, Oregon.
9. Reservations, restrictions and easements as contained in Deed from Isaac Loe and George Loe to Charles C. Crawford, recorded October 23, 1933 in Volume 101, page 554, Deed Records of Klamath County, Oregon.
(Affects Sections 7, 8, 10, 15, 16, 18, 20, 21, 22, 23, 26, 27, 28 and 29, Township 37 South, Range 11½ East of the Willamette Meridian)

CCS

8459

10. Road Easement, including the terms and provisions thereof, dated March 17, 1960 in Volume 320, page 424, Deed Records of Klamath County, Oregon, in favor of United States of America. (Affects Sections 7, 16, 17, 18, 20, 21, 22, 27, 29, and 30 Township 37 South, Range 11½ East of the Willamette Meridian)

11. 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: Sections 9, 10, 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.

12. Easement Agreement, including the terms and provisions thereof dated February 23, 1984 and recorded March 12, 1984 in Volume M84, page 3901, Microfilm Records of Klamath County, Oregon between Dorothy Chapman Stewart and David H. Brenda and Ann E. Brenda, husband and wife, for roadway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of May A.D., 19 86 at 2:10 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 8456

FEE \$22.00

Evelyn Biehn, County Clerk
By _____

[Signature]