

MTC-21039L

EASEMENT

Dated February 23, 1989

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and as part of the purchase transaction of certain real property of JESPERSEN-EDGEWOOD, INC., an Oregon corporation (hereinafter "Grantor") by JELD-WEN, inc., an Oregon corporation (hereinafter "Grantee"), Grantor hereby conveys to Grantee, Grantee's successors and assigns:

A perpetual non-exclusive easement over, under and across the existing roadways and driveways and the real property lying within 10 feet on either side thereof located upon the following described real property of Seller:

The West 100 feet of the real property lying north of Swan Lake Road and located in the NW 1/4 of Section 20; the East 100 feet of the real property lying north of Swan Lake Road and located in the NE 1/4 of Section 19; the West 100 feet of the W 1/2 of Section 17; the East 100 feet of the SE 1/4 of Section 18; the East 100 feet of the SE 1/4 of the NE 1/4 of Section 18; the North 100 feet of the NE 1/4 of SE 1/4 of Section 18; the South 100 feet of the SE 1/4 of the NE 1/4 of Section 18; the SW 1/4 of the NE 1/4 of Section 18; the W 1/2 of the NW 1/4 of the NW 1/4 of Section 17; the W 1/2 of the SW 1/4 of Section 8; the S 1/2 of the NW 1/4 of Section 8; and the W 1/2 of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 8. All of the foregoing being located in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, (the "Easement").

Buyer, Buyer's agents, independent contractors, invitees, successors and assigns are hereby granted the right to use the Easement for access to and from, and such Easement shall be appurtenant to, the real property described in Exhibits "A" and "B" which are attached hereto and hereby incorporated by reference, and the forgoing shall have the right to improve, reconstruct, maintain and repair such roadways and to locate any and all utility services immediately adjacent thereto.

Buyer agrees to indemnify and defend Seller from any loss, claim or liability to Seller arising in any manner, excepting Seller's intentional or negligent acts or omissions, out of Buyer's use of the Easement. Buyer shall pay for any merchantable timber or other property of Seller damaged by Buyer's use of the Easement.

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Return:

Jeld- Wen, inc.

3303 Lakeport Blvd.

Klamath Falls, Oregon 97601

Attn: Rod Wendt

59 2 11 23 21 2 59

IN WITNESS WHEREOF, the parties have caused this instrument to be executed the day and year first written above.

GRANTOR:

JESPERSEN-EDGEWOOD, INC.

by: [Signature]

Title: Sec. Treas.

GRANTEE:

JELD-WEN, inc.

by: [Signature]

Title: Vice President

STATE OF OREGON)
) ss.
County of Klamath)

On this 23rd day of February, 1989, before me personally came Lawrence C. Jespersen, Jr. to me known, who, being by me duly sworn, deposes and says that he is the Secretary-Treas. of JESPERSEN-EDGEWOOD, INC., an Oregon corporation, the corporation described in and which executed the foregoing instrument and that he executed said document on behalf of the Board of Directors of said corporation.

[Signature]
Notary Public for Oregon
My Commission expires: 7/13/89

STATE OF OREGON)
) ss.
County of Klamath)

On this 22nd day of February, 1989, before me personally came R. C. Wendt to me known, who, being by me duly sworn, deposes and says that he is the Vice President of JELD-WEN, inc., an Oregon corporation, the corporation described in and which executed the foregoing instrument and that he executed said document on behalf of the Board of Directors of said corporation.

[Signature]
Notary Public for Oregon
My Commission expires: 7/13/89

EXHIBIT "A"
LEGAL DESCRIPTION

The W1/2 SW1/4 and the SW1/4 NW1/4 of Section 4, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The S1/2 and the S1/2 N1/2 of Section 5, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The NW1/4 of Section 9, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4 less the W1/2 W1/2 SW1/4 NE1/4 of Section 8, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No:	3710	00000	00800	
	3710	00000	00900	
	3710	00000	01300	(covers other property)
	3710	00000	01400	(covers other property)

EXHIBIT "B"
LEGAL DESCRIPTION

Parcel 1:

The SE1/4; SW1/4 NE1/4 and the W1/2 SE1/4 NE1/4 in Section 7
Township 37 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon.

Parcel 2:

The NE1/4 NW1/4; NE1/4 SW1/4; W1/2 W1/2 NE1/4 and the W1/2
NW1/4 SE1/4 in Section 18, Township 37 South, Range 10 East
of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day
of Feb. A.D., 19 89 at 2:59 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 3322.

Evelyn Biehn . County Clerk

FEE \$23.00

By Darlene Mulvaney