

MTC 30587 KR
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST, inc., an Oregon corporation who took title as TRENDWEST DEVELOPMENT COMPANY, an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JELD-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, the 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 ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$ 10.00 and other valuable consideration

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 30th day of July, 19 93; 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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

TRENDWEST, inc., an Oregon corporation

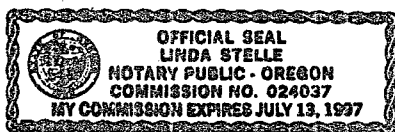
by: Harold Derrah
HAROLD DERRAH, President

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this July 30, 19 93, by HAROLD DERRAH

president, ~~XXXXXX~~

~~XXXXXX~~ of

TRENDWEST, inc.
an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon Linda Stelle
My commission expires: _____ (SEAL)

TRENDWEST, inc.
803 MAIN ST., SUITE 404
KLAMATH FALLS OR 97601
GRANTOR'S NAME AND ADDRESS

JELD-WEN, inc.
3303 LAKEPORT BLVD
KLAMATH FALLS OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
JELD-WEN, inc.
3303 LAKEPORT BLVD
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

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

JELD-WEN, inc.
3303 LAKEPORT BLVD
KLAMATH FALLS OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) 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

MTC NO: 30587-KR

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Government Lots 1, 10, 11, 12, 13, 22, 23, 24, 25, 30, 31, 32, 33, 38, and 39 of Section 21; Lots 1, 2, 7, 8, 9, 10, 15 and 16 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

SAVING AND EXCEPTING THEREFROM that portion of the above described property conveyed to the State of Oregon by Charles Cleveland, et ux, in Deed dated May 31, 1938, recorded June 10, 1938 in Volume 116, page 135, Deed Records of Klamath County, Oregon described as follows:

A parcel of land lying in the E1/2 of the NE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Charles and Anna Cleveland, recorded in Book 84, page 71, Klamath County Deed Records, said parcel being all that portion of the forgoing described property included in a strip of land 100 feet in width, 50 feet on each side of the center line of the Dallas-California Highway, as said highway has been relocated over and across or adjacent to the said property; the location of the said strip of land (in so far as it encroaches upon said property) being determined by the said center line from Station 1204+61.1 to Station 1223+38.8 which portion of center line is described as follows: Beginning at a point which is Engineer's center line Station 1204+61.1 opposite and 50 feet distant from which point the Easterly line of the said strip of land intersects the South line of said property; said point being 17 feet South and 1976 feet West of the East quarter corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon thence North 9 degrees 32' West a distance of 1877.7 feet to Engineer's Station 1223+38.8, opposite and 50 feet distant from which station the Easterly line of said strip of land intersects the West line of said property.

ALSO EXCEPTING from Government Lot 22 that portion conveyed to Deed recorded March 7, 1962 in Volume 290, page 207, Deed Records of Klamath County, Oregon, as follows: That portion of Government Lot 22, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Westerly right of way line of U. S. Highway #97 as the same is now laid out and constructed across said Lot 22; and North of the right of way line of Modoc Point Canal as the same is now laid out and constructed across said Lot 22.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 2nd day
of Aug. A.D., 19 93 at 2:19 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 18989

FEE \$35.00

Evelyn Biehn County Clerk
By Dorlene M. Biehn