

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. KEMPTONhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JELD-WEN, INC.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 Oregon and State of Oregon, described as follows, to-wit:

That portion of the E1/2 W1/2 E1/2 S81/4 lying South of the Sycan River situate in Section 8, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

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 those attached

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 \$ 17,500.00

~~However, for the purpose of this deed, the consideration shall be deemed to be the amount of the purchase price of the property as shown on the tax map of the County of Klamath, Oregon, for the year 1993, which is \$17,500.00.~~

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 20 day of August, 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 _____

Personally appeared the above named
Richard C. Kempton

_____ 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 _____) ss.

The foregoing instrument was acknowledged before me this

_____ , 19 _____ , by _____ ,

_____ president, and by _____ ,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

Richard C. Kempton
15134 Runnymede Street
Van Nuys, CA 91405

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, Inc.
3250 Lakeport Blvd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording attach to:

Jeld-Wen, Inc.
3250 Lakeport Blvd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Send a check in payment of an instrument shall be sent to the following Address:

Jeld-Wen, Inc.
3250 Lakeport Blvd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON.

ss.

County of _____

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 _____ of as
file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer

By _____ Deputy

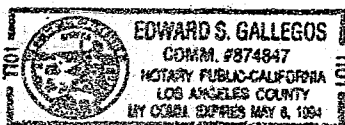
ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of Los AngelesOn Aug. 10, 1993 before me, Edward S. Gallegos, Notary Publicpersonally appeared Richard C. Kempton

NAME, TITLE OF OFFICER - E.G. - JANE DOE, NOTARY PUBLIC

NAME(S) OF SIGNER(S)

☐ personally known to me • OR • ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLES

☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Warranty deedNumber of Pages 1Date of Document 8/10/93Signer(s) Other than Named Above None

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

EXCEPTIONS

1. Taxes for the fiscal year 1993-1994, a lien not yet due and payable.
 Account No: 3512-00800-03200 Key No: 291543
 Code No: 008

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Reservations contained in Deed of Tribal Property from the United States of America dated April 3, 1959, recorded April 14, 1959 in Volume 311, page 515, Deed Records of Klamath County, Oregon, as follows:

"Title to the above described property is conveyed subject to a 60 foot right of way for Indian Service Road No. S-59 (2), approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948, (Stat. 18; 25 U.S.C. 323-328). Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 OFR 161, 22 GR 248), and subject to prior valid extension right or adverse claim.

Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States; with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)"

4. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Sycan River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.

5. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: October 31, 1964
 Recorded: February 18, 1965
 Volume: 359, page 405, Microfilm Records of Klamath County, Oregon
 In favor of: Winifred L. Emmich
 For: A 200 foot wide easement for road and landing strip along the Southerly boundary

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
 of Oct A.D. 19 93 at 1:48 o'clock P.M., and duly recorded in Vol. 493
Deeds on Page 25555

By Evelyn Biehn County Clerk
Patricia M. Mendenhall

FEE \$35.00