CALDWELL, as TENANTS BY THE ENTIRETY	HENRY J. CALDWELL, JR. and DEBORAH L.					
hereinaster called the grantor, for the consideration he	nereinafter stated, to grantor paid by					
JELD-WEN, inc., an Oregon Corporat	tion , 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, heredita	aments and appurtenances thereunto belonging or appertaining					
situated in the County of KLAMATH and S	state of Uregon, described as follows, to-wit:					
SEE ATTACHED EXHIBIT "A"						
MOTINITAINI	TITLE COMPANY					
	y described in this instrument in violation of applicable land us					
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 de						
To Have and to Hold the same unto the said gran	antee and grantee's heirs, successors and assigns forever.					
And said grantor hereby covenants to and with said	d grantee and grantee's heirs, successors and assigns, that grante					
is lawfully seized in fee simple and the above granted	d premises, free from all encumbrances except those					
as set forth on exhibit B and those appar	rent on the land if any as of the date of this					
deed granter will warrant and forever defend the said premi	and th aises and every part and parcel thereof against the lawful clain					
and demands of all persons whomsoever, except those	uses and every part and parcet inercoj against the lawful clair. Se claiming under the above described encumbrances					
The true and actual consideration paid for this to	transfer, stated in terms of dollars, is \$ 70,000,00					
**************************************	IGEKYOGOOTOOTOKATXXKAXIDOXXKOKKOKKXXXXXXXXXXXXXXXXXXXXXXXXXXX					
POTENTIAL STANDARDA STAND	EUKKADECKKOUKUDEXXYUKBODEXXXKAURKUUDIKOODIKXADOKKIADEKOODIKK					
Sarx ORSX S. X A X R X X X X X X X X X X X X X X X X						
In construing this deed and where the context so	requires, the singular includes the plural and all grammatic					
changes shall be implied to make the provisions here	eof apply equally to corporations and to individuals. is instrument this <u>20th</u> day of <u>October</u> , 19 <u>93</u>					
if a corporate grantor, it has caused its name to be si	is instrument this <u>20th</u> day of <u>October</u> , 19 <u>93</u> signed and seal affixed by its officers, duly authorized thereto					
order of its board of directors.	A.					
• • • • • • • • • • • • • • • • • • • •	Wenny G. Coldwell J.					
STATE OF OREGON,)	HENRY J! CALDWELL, JR!					
County of Klamath ss.	DEBORAH L. CALDWELL					
October 20th , 19 93 .	DEDOCAL E. CARDIELLE					
Personally appeared the above named						
Henry J. Caldwell, Jr.						
Deborah L. Caldwell						
and acknowledged the foregoing instrument						
to be their voluntary act and deed.						
Before me: (V) \ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	STATE OF OREGON, County of)					
Cod Company of The County of						
Notary Public for Oregon My commission expires: 4/20/96	, 19, by					
my commission expires. 4720750	president, and by					
OFFICIAL SEAL	secretary of					
MARY KENNEALLY	a corporation, on behalf of the corporati					
COMMISSION NO. 014776	•					
MY COMMISSION EXPIRES APR 20, 1996	Notary Public for Oregon					
	•					
	dwell STATE OF OREGON,					
Henry J. Caldwell, Jr. & Deborah L. Cald						
7990 Hill Road						
	County of					
7990 Hill Road Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS	County of					
7990 Hill Road Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS Jeld-Wen, inc.	County of I cartify that the within instrument v received for record on the					
7990 Hill Road Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS Jeld-Wen, inc. 3250 Lakeport Blvd. Klamath Falls, OR 97601	County of I cartify that the within instrument v received for record on the					
7990 Hill Road Klamath Falls, OR 97603 GRANTORS NAME AND ADDRESS Jeld-Wen, inc. 3250 Lakeport Blvd.	County of					
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7990 Hill Road Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS Jeld-Wen, inc. 3250 Lakeport Blvd. Klamath Falls, OR 97601 GRANTIF'S NAME AND ADDRESS Aber Monday, Fritin bi Jeld-Wen, inc.	in book on page or file/reel number					
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MTC Number: 31348-MK

EXCEPTIONS

- 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. Right of way of the Pacific Telephone and Telegraph Company for a telephone line approved December 6, 1930, by Jos. M. Dixon, First Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1083) Departmental regulations thereunder, and subject also to any prior valid existing right or adverse claim.
- 4. Right of way to the Oregon State Highway Commission for a highway approved August 26, 1946, by C. Girard Davidson, Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1084) Departmental regulations thereunder, and subject also to any prior valid existing right or adverse claim.
- 5. Right of way to the Oregon State Highway Commission for 22.77 acres for a Quarry Cinder Pit and highway approved May 17, 1950, by Raymond H. Bitney, Superintendent, Klamath Indian Agency by authority vested in him by Secretarial Order No. 2242, dated September 9, dated September 24, 1946 (11 Fed. Reg. 10296) and the Order of the Commissioner of Indian Affairs, No. 544, dated September 24, 1947 (12 Fed. Reg. 6970), and Amendment No. 1 to Order 544, subject to the provisions of Section 4 of the Act of March 3, 1901 (31 Stat. 1084; 25 U.S.C., Section 311) and Departmental Regulations thereunder (25 Code of Federal Regulations, Part 256), as may be amended hereafter.
- 6. All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Delia Otool, deceased Klamath Allottee No. 1227, as disclosed by Deed recorded in Volume 293, page 242, Records of Klamath County, Oregon.
- 7. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
 Recorded: July 16, 1990
 Volume: M90, page 14024, Microfilm Records of Klamath County, Oregon.

8. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: July 16, 1990

Volume: M90, page 14026, Microfilm Records of Klamath County, Oregon.

9. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein; Dated: September 3, 1993

Recorded: September 16, 1993

Recorded: September 16, 1993

Volume: M93, page 23878, Microfilm Records of Klamath County, Oregon

Amount: \$24,000.00

Grantor: Henry J. Caldwell and Deborah L. Caldwell, husband and wife with full rights of

survivorship
Trustee: Aspen Title & Escrow, INC.
Beneficiary: Williamson River Associates

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the NE1/4 of Section 21 lying West of State Highway No. 97, in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of said Section 21 and the Westerly right-of-way line of State Highway No. 97, said point also being North 89 degrees 38' 45" West 468.2 feet from the Northeast corner of said Section 21; thence North 89 degrees 38' 45" West, along the North line of said Section 21, 900.34 feet to the true point of beginning of this description; thence South 1 degree 56' 30" West 1089.47 feet; thence South 88 degrees 03' 30" East 900 feet to the Westerly right-of-way line of said Highway No. 97; thence South 1 degree 56' 30" West, along said right-of-way line, 580 feet, more or less, to the center of a road approach to said Highway No. 97; thence following the centerline of said road, the meander line being as follows: South 64 degrees 44' West, 253.0 feet; South 63 degrees 47' West, 213.4 feet; North 57 degrees 27' West, 323.3 feet; North 76 degrees 06' West, 136.0 feet; North 60 degrees 27' West, 129.6 feet; North 33 degrees 58' West, 191.0 feet; North 11 degrees 01' West, 92.1 feet; North 39 degrees 16' West, 56.0 feet; thence, leaving said road, West 1020.4 feet, more or less, to the West line of said NE1/4 of Section 21; thence Northerly along said West line of said NE1/4 of Section 21, 1346.4 feet, more or less, to the North Quarter-corner of said Section 21, thence South 89 degrees 38' 45" East, along the North line of said Section 21, 1264.9 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded July 16, 1990 in Volume M90 at page 14024, Microfilm Records of Klamath County, Oregon and Volume M90 at page 14026, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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