

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, TRUSTEES OF THE HENRY J. CALDWELL, JR. MONEY PURCHASE PENSION PLAN AND TRUST 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 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 as set forth in Exhibit B and those apparent upon the land, if any, as the date of and that this deed 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 \$ 122,000.00

~~It is hereby acknowledged that the above described premises are subject to the provisions of the Oregon Land Use Act, ORS 30.930, and that the grantor warrants that the use of the property shall conform to the applicable land use laws and regulations.~~

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 25th day of August, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by HENRY J. CALDWELL, JR. MONEY PURCHASE PENSION PLAN AND TRUST

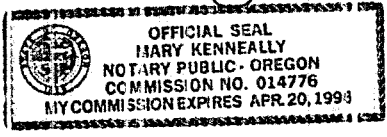
STATE OF OREGON,)
County of Klamath) s.
August 25th, 1994

Henry J. Caldwell, Jr. TRUSTEE
HENRY J. CALDWELL, JR., TRUSTEE
Deborah L. Caldwell Trustee
DEBORAH L. CALDWELL, TRUSTEE

Personally appeared the above named
Henry J. Caldwell, Jr. Trustee
Deborah L. Caldwell, Trustee

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

Before me: Mary Kenneally
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
corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

Henry J. Caldwell, Jr. Money Purchase Pension Plan and Trust	1990 Hill Road	Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS		
Jeld-Wen, inc.	3250 Lakeport Blvd.	Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS		
Jeld-Wen, inc.	3250 Lakeport Blvd.	Klamath Falls, OR 97601
NAME, ADDRESS, ZIP		
If a change is requested all instruments shall be sent to the following:		
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 or as filed/reel number
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By Recording Officer Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The NE1/4 SE1/4 SW1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The S1/2 of the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The S1/2 of the S1/2 of the SW1/4 of Section 11, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT "B"

Taxes for the fiscal year 1994-1995, a lien not yet due and payable.

Account No: 3507-03500-00600

Key No: 219588

Code No: 008

Account No: 3512-03600-00300

Key No: 295077

Code No: 008

Account No: 4107-01100-00900

Key No: 78383

Code No: 008

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

Reservations and contained in Patent from United States of America to Edward Brady recorded March 21, 1911 in Volume 34, page 166, Deed Records of Klamath County, Oregon, to wit:

"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."

(Affects Parcel 3)

Reservations and restrictions as contained in Deed dated May 16, 1957 and recorded July 15, 1957 in Volume 293, page 101, Deed Records of Klamath County, Oregon.

(Affects Parcel 1)

Reservations and restrictions as contained in Deed of Tribal Property, subject to the terms and provisions thereof,

Dated: June 3, 1959

Recorded: June 11, 1959

Volume: 313, page 279, Deed Records of Klamath County, Oregon

By and Between: The United States of America, Department of Interior, acting by and through the area Director of the Portland Office of the Bureau of Indian Affairs, First Party and Ethel Delorme and Cleo Archley, Second Party

(Refer to document for particulars)

(Affects Parcel 2)

Restrictions as evidenced by Warranty Deed;

Dated: October 26, 1960

Recorded: November 29, 1960

Volume: 325, page 533, Deed Records of Klamath County, Oregon

(Refer to document for particulars)

(Affects Parcel 2)

-CONTINUED-

-EXHIBIT "B" CONTINUED-

An easement created by instrument, subject to the terms and provisions thereof,
 Dated: June 2, 1961

Recorded: June 6, 1961

Volume: 330, page 182, Deed Records of Klamath County, Oregon

For: An easement for ingress and egress purposes over the following: The Northerly 30 feet of the SW1/4 of Section 30, Township 35 South, Range 12 East and the Southerly 30 feet of the E1/2 of the NW1/4 of Section 31, and the Southerly 30 feet of the W1/2 of the NE1/4, Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon
 (Affects Parcel 2)

Reservation of 50% of Mineral Rights as contained in Grant Deed recorded November 28, 1967 in Volume M67, page 568, where the grantor is Charles L. McLaughlin and Bobbee Lou McLaughlin and Edmond J. Conner and Isabel R. Conner is Grantee, to wit:

"Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas, and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof."

(Affects Parcel 3)

Reservations as contained in Warranty Deed, subject to the terms and provisions thereof,

Dated: June 1, 1970

Recorded: June 5, 1970

Volume: M70, page 4547, Microfilm Records of Klamath County, Oregon

Grantor: Klamath Falls Land Company

Grantee: Robert M. Larson and Marjorie R. Larson

To wit:

"Oil and mineral reservations: The Grantor reserves 50 percent of all coal, oil, petroleum, minerals and other hydrocarbon substances lying below the surface of said land, but without any rights to the grantors, their heirs, executors, or assigns, to enter upon the surface of said land for the purpose of taking therefrom any such substances mentioned herein."

(Affects Parcel 2)

Easement, as evidenced by Warranty Deed dated May 23, 1972 and recorded February 21, 1985 in Volume M85, page 2575, Microfilm Records of Klamath County, Oregon, to wit:

"A 60 foot nonexclusive easement for road and utility purposes, the centerline of which is the North line of the S1/2 of SW1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon."

(Affects Parcel 1)

Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 26th day of Aug A.D., 19 94 at 2:17 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 26803.

Evelyn Bishn

County Clerk

By [Signature]

FILE \$45.00