

WARRANTY DEED

MTC 35141MS

KNOW ALL MEN BY THESE PRESENTS, That
DAVID C. MATNEY and BONNIE J. MATNEY, as tenants by the entirety

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:

THAT PORTION OF THE N 1/2 OF THE SE 1/4 LYING WEST OF THE STATE HIGHWAY,
IN SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON.

4010-39

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 of record and those apparent upon the land, if any, as 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 \$ 34,350.00

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 individuals.
In Witness Whereof, the grantor has executed this instrument this 20th day of April, 19 95; 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 Klamath
April 20, 19 95 ss.

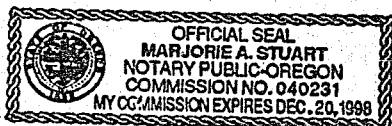
David C. Matney
DAVID C. MATNEY
Bonnie J. Matney
BONNIE J. MATNEY

Personally appeared the above named
DAVID C. MATNEY
BONNIE J. MATNEY

and acknowledged the foregoing instrument
to be their voluntary act and deed.
Before me: Marjorie A. Stuart
Notary Public for Oregon
My commission expires: 12/20/98

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)



DAVID C. MATNEY and BONNIE J. MATNEY
8075 MATNEY WAY
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS
JELD-WEN, INC., AN OREGON CORPORATION
803 MAIN STREET, STE #202
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS
JELD-WEN, INC., AN OREGON CORPORATION
803 MAIN STREET, STE #202
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
JELD-WEN, INC., AN OREGON CORPORATION
803 MAIN STREET, STE #202
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 21st day of April, 19 95, at 9:59 o'clock A. M., and recorded in book M95 on page 10077 or as file/reel number 98773, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk
By Signith V. Letay Recording Officer Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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04-21-95A09:59 RCVD