

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

TIMM-BURR, INC., 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:

The N1/2 of the NW1/4 of the NE1/4 and the S1/2 of the N1/2 of the SW1/4 of the NE1/4 and the S1/2 of the SW1/4 of the NE1/4 of Section 9, Township 37 South, Range 11 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 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 A 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 \$ 15,500.00

~~However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration for this deed and which is hereby acknowledged by the grantor and grantee.~~

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 11 day of May, 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 \_\_\_\_\_ ) ss.

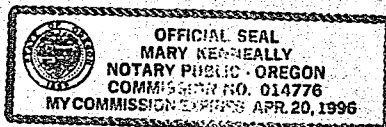
, 19 \_\_\_\_\_

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:



TIMM-BURR, INC.

BY: Randy L. Shaw

RANDY L. SHAW, PRESIDENT

STATE OF OREGON, County of Klamath ) ss.The foregoing instrument was acknowledged before me this May 11, 19 95, by Randy L. Shaw,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of

Timm-Burr, Inc.

an Oregon \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)

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

file/reel number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SINCE RESERVED

FOR

RECORDER'S USE

Recording Officer

By \_\_\_\_\_ Deputy

#35311-MK

## EXHIBIT "A"

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

Reservations as contained in Patent, subject to the terms and provisions thereof;  
 Dated: May 27, 1955  
 Recorded: June 17, 1955  
 Volume: 275, page 252, 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."

Right of Way Easement Deed, subject to the terms and provisions thereof;  
 Dated: April 26, 1965  
 Recorded: May 17, 1965  
 Volume: 361, page 419, Deed Records of Klamath County, Oregon  
 Grantor: Klamath Land and Timber Company  
 Grantee: United States of America  
 (Reference is made to the document for particulars.)  
 (Affects the SW1/4 of the NE1/4)

Right of Way Easement Deed, subject to the terms and provisions thereof;  
 Dated: April 26, 1965  
 Recorded: May 17, 1965  
 Volume: 361, page 424, Deed Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day  
 of May A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95,  
 of Deeds on Page 12465.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Annette Mueller