

WARRANTY DEED

All in Township 35 South, Range 12, East of the Willamette Meridian, Klamath County,
Oregon.

Section 13: ~~W1/2 W1/2; SE1/4 SW1/4; and S1/2 S1/2 NE1/4 SW1/4~~
Section 14: ~~E1/2 E1/2; W1/2 NE1/4~~

SEE EXHIBIT A WHICH IS MADE A PART THEREOF BY THIS REFERENCE

"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 as set forth in Exhibit A and those apparent upon the land, if any, as the date of 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 and cents, is \$100,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 114,500.00

~~The actual consideration paid for this transfer, stated in terms of dollars, is \$ 114,500.00
 The consideration paid for this transfer includes other property or value given or promised to the donee
 or donees in addition to the property or value stated above. If so, state the nature and value of such other property or value below.
 See 0055-93-010-xx~~

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 3 day of June, 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 CLATSOP)
June 3 1995) ss.

CHARLES B. PRICE, ~~III~~ II CBP
Cheryl Price
CHERYL PRICE

Personally appeared the above named

CHARLES B. PRICE, ~~FR~~ *II CBP*
CHERYL PRICE

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

Before me:

My Commission Expires:
ANTHONY J. FLETCHER
NOTARY PUBLIC - OREGON
COMMISSION NO. 041177
COMMISSION EXPIRES JAN. 30, 1990

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)

(SEAL)

Charles B. Price III & Cheryl Price
P.O. Box 895
Canby, OR 97013
GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return in:

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

NAME, ADDRESS, ZIP

Until a change is requested all tax statements 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 _____ ss.
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.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
EXCEPTIONS

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 restrictions as contained in Deed recorded July 6, 1959 in Volume 311, page 286, Deed Records of Klamath County, Oregon, to wit:

Title to the above-described property is conveyed subject to a 10-foot right of way for Indian Service Road No. S-65, approved August 19, 1958 by Elmo Miller, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the act of February 5, 1948 (62 Stat. 18; 25 U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claim.

Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right 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 right 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)."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of June A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 15191.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By [Signature]