

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

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 AND B WHICH IS MADE A ~~PART~~ ^{REFERENCE} HEREOF 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 B 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, is \$107,000.00

1. How much the donor considered contributed to the cost of the property, stated in terms of dollars, is \$107,000.00.

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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th 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 _____) ss.
_____, 19____

Meggy Keller, President
TIMM BURR, INC.

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:



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this June 19, 1995, by GREGORY J. DECKER

 president, and by WILLIAM W. TINNISWOOD
V-PRESIDENT SECRETARY OF

Timm Burr, Inc.
an Oregon corporation on behalf of the corporation

Notary Public for Oregon Mark Kennally
My commission expires: (SEAL)

Timm-Burr, Inc.
325 Main Street
Klamath Falls, OR 97601

JELD-WEN, inc.
3250 Lakeport Blvd.
Klamath Falls, OR 97601

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,
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/roll number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The NW1/4 of the SE1/4 of the NE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The NW1/4 of the NW1/4 of the SE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The E1/2 of the SW1/4 of the SW1/4 of the SE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The W1/2 of the SE1/4 of the SW1/4 of the SE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The N1/2 of the NW1/4 of the SE1/4 and the W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 5, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The SE1/4 of the NW1/4 of the SW1/4 of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The NW1/4 of the NW1/4 of the SW1/4 of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8

The NW1/4 of the NW1/4 of the NW1/4 of Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9

The SW1/4 of the NW1/4 of the SW1/4 of Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10

The NW1/4 of the NW1/4 of the NE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 11

The SW1/4 of the NW1/4 of the NE1/4 of Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT "B" **EXCEPTIONS**

The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.

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 September 25, 1956 in Volume 286, page 639, Deed Records of Klamath County, Oregon.

Reservations, restrictions and easements contained in deed;
Recorded: September 24, 1954

Volume: 286, page 643, Deed Records of Klamath County, Oregon

To Wit: All subsurface rights, except water, are hereby reserved, in trust, to the grantors. There is reserved from the lands hereby granted a Fire Road constructed by the United States, with rights 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. 313)

Reservations and restrictions as contained in Deed recorded December 11, 1957 in Volume 296, page 213, Deed Records of Klamath County, Oregon, to wit:

"There is reserved from the lands hereby granted a road, Merritt Springs Road No. S-27, constructed by the United States, with the rights 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). 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 rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantors, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720)."

Subject to a 15' easement for ingress and egress along the Northerly, Easterly and Southerly boundaries as reserved in Deed from Eugene Fox to William John Ramsey recorded March 2, 1982 in Volume M82, page 2647, Microfilm Records of Klamath County, Oregon. (Affects Parcel 3)

An easement created by instrument, subject to the terms and provisions thereof,
Recorded: March 31, 1983

Volume: M83, page 15534, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon, Inc., a corporation
For: The right to bury and maintain underground telephone facilities
(Affects Parcel 2)

-continued-

-exceptions continued-

Telephone right of way, subject to the terms and provisions thereof;

Dated: July 26, 1983

Recorded: September 19, 1983

Volume: M83, page 15536, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon, Inc.

To wit:

"Said facilities are to be placed along and adjacent to a Northerly-Southerly roadway as it exists."

(As to Parcel 4)

Telephone right of way, subject to the terms and provisions thereof;

Dated: September 7, 1983

Recorded: September 13, 1983

Volume: M83, page 15537, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon, Inc.

To wit:

"Said facilities are to be placed along and adjacent to a Northerly-Southerly roadway as it exists and excepting therefrom all petroleum, oil, minerals and products delivered therefrom, within or underlying said land or that may be produced therefrom and all rights, thereto, unimproved range land as per government survey."

(As to Parcel 4)

Easement as evidenced by Agreement for Sale of Real Estate;

Dated: February 21, 1987

Recorded: August 4, 1987

Volume: M87, page 13888, Microfilm Records of Klamath County, Oregon

To wit:

"Reserving therefrom an easement of the W1/2 of the SE1/4 of the SW1/4 of the SE1/4 along all boundaries for public highway for use in common with others."

(As to Parcel 4)

Subject to the interest of Beverly Welsh as evidenced by Memorandum of Agreement recorded April 15, 1986 in Volume M86, page 6401, Microfilm Records of Klamath County, Oregon, and Affidavit by Dorothy Bradley recorded October 25, 1994 in Volume M94, page 33162, Microfilm Records of Klamath County, Oregon.

(Affects Parcel 7)

Reservations as contained in Deed dated September 15, 1987 and recorded July 21, 1988 in Volume M88, page 11524, Microfilm Records of Klamath County, Oregon, to wit:

"Reserving therefrom an easement of fifteen (15) feet along all boundaries of public highway for use in common with others, with power to dedicate, and excepting therefrom all petroleum, all minerals and products derived therefrom, within or underlying said land or that may be produced therefrom and all rights thereto, unimproved land as per government survey."

(Affects Parcel 11)

-continued-

-exceptions continued-

Telephone Right of Way Easement created by instrument, subject to the terms and provisions thereof;

Dated: July 1988

Recorded: August 8, 1988

Volume: M88, page 12749, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12750, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12751, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12752, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12753, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12754, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12755, Microfilm Records of Klamath County, Oregon and also;

Recorded: August 8, 1988

Volume: M88, page 12756, Microfilm Records of Klamath County, Oregon (Affects Parcel 5)

Easement, subject to the terms and provisions thereof;

Dated: May 29, 1988

Recorded: August 9, 1988

Volume: M88, page 12794, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon, Inc.
(Affects Parcel 8)

Reservations and contained in Bargain and Sale Deed, subject to the terms and provisions thereof;

Dated: April 4, 1982

Recorded: August 2, 1989

Volume: M89, page 14256, Microfilm Records of Klamath County, Oregon

To wit:

"Reserving therefrom an easement of fifteen feet in width along all exterior boundaries for ingress and egress."
(Affects Parcel 6)

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

Dated: October 9, 1989

Recorded: October 25, 1989

Volume: M89, page 20458, Microfilm Records of Klamath County, Oregon

To wit:

"Reserving therefrom an easement of fifteen (15) feet along all boundaries of public highway for use in common with others, with power to dedicate, and excepting therefrom all petroleum, all minerals and products deriving therefrom, within or underlying said land or that may be produced therefrom and all rights thereto, unimproved land as per government survey."
(Affects Parcel 4)

-continued-

-exceptions continued-

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

Dated: August 25, 1993

Recorded: September 2, 1993

Volume: M93, page 22322, Microfilm Records of Klamath County, Oregon

To wit:

"Reserving therefrom an easement of fifteen feet in width along all exterior boundaries for ingress and egress with grantors and successive owners power to dedicate."

(Affects Parcel 10)

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

Recorded: November 8, 1993

Volume: M93, page 29399, Microfilm Records of Klamath County, Oregon

To wit:

"Reserving therefrom an easement of thirty feet in width along all exterior boundaries for ingress and egress with grantors and successive owners power to dedicate."

(Affects Parcel 1)

Easement, subject to the terms and provisions thereof;

Dated: June 9, 1994

Recorded: June 27, 1994

Volume: M94, page 19867, Microfilm Records of Klamath County, Oregon

Grantor: Crown Pacific Limited Partnership

Grantee: State of Oregon, acting by and through its Board of Forestry

(Reference is made to the document for particulars.)

(Affects Parcel 5)

Reservations as contained in Bargain and Sale Deed, subject to the terms and provisions thereof;

Dated: October 3, 1994

Recorded: October 25, 1994

Volume: M94, page 33160, Microfilm Records of Klamath County, Oregon

To wit:

"Reserving therefrom an easement of fifteen feet in width along all exterior boundaries for ingress and egress with grantors and successive owners power to dedicate."

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co the 19th day
of June A.D., 19 95 at 3:22 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 16008.

FEE \$60.00

By Bernetha G. Letsch, County Clerk