

WHEN RECORDED, RETURN TO:

John A. Reed, Esq.
DAVIS WRIGHT TREMAINE
2600 Century Square
1501 Fourth Avenue
Seattle, WA 98101-1688

FORWARD TAX STATEMENT TO:

M. David Dittmer
LUMBERMEN'S OF WASHINGTON, INC.
P.O. Box 3406
Olympia, WA 98503

MTC 35643 KR

STATUTORY WARRANTY DEED

The Grantor, JELD-WEN, INC., for and in consideration of Ten Dollars (\$10) and other good and valuable consideration in hand paid, conveys and warrants to Lumbermen's of Washington, Inc., the Grantee, the real property described in the attached Schedule 1b, situated in the County of Klamath, State of Oregon, free of encumbrances except as described in the attached Schedule 3.1.5.1(a).

The 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 disclosed encumbrances.

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.

The true consideration for this conveyance is Five Hundred Eighty-five Thousand Dollars (\$585,000).

Dated this 26th day of June, 1995.

JELD-WEN, INC.

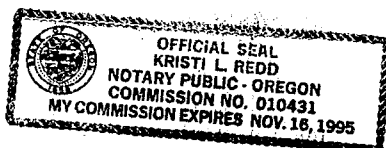
By

Douglas P. Kutzner
Its President,
Secretary

STATE OF OREGON)
) ss.
 COUNTY OF KLAMATH)

On this 26th day of June, 1995, before me, a Notary Public in and for the State of Oregon, personally appeared Douglas P. Kintzinger personally known to me (or proved to me on the basis of satisfactory evidence) to be the Secretary of JELD-WEN, Inc., that executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Kristi L. Redd
 NOTARY PUBLIC in and for the State
 of Oregon, residing at Klamath County
 My appointment expires 11/16/95

SCHEDULE 1b

OWNED PROPERTYKlamath Falls, Oregon (Klamath County)

PARCEL 1

Lots 5 through 13, inclusive, Block 1, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

A tract of land in the NW 1/4 of the NW 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 13, Block 1, RAILROAD ADDITION to Klamath Falls, Oregon, and running thence Northwesterly along the Easterly line of Spring Street, 259.22 feet to the intersection of said Easterly line of Spring Street and the Southerly line of Main Street; thence Easterly along said Southerly line of Main Street, 167.47 feet to the Westerly line of right of way previously granted to the California Northeastern Railway Company; thence Southeasterly along said Westerly line of right of way, 268.7 feet to where the Northerly line of Lot 13, Block 1, of said RAILROAD ADDITION, extended, intersects said Westerly line of right of way; thence Westerly parallel with Main Street, 191.7 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the most Southwesterly corner of the 0.617 acre parcel of land described in secondly in that certain deed dated January 11, 1908, from William A. Wright, et ux and Hot Springs Investment Company to California Northeastern Railway Company, recorded March 11, 1908, in Volume 23 of Deeds at page 618, Records of Klamath County, Oregon, being also a point in the Northerly line of the 53.751 acre parcel of land described in deed dated February 11, 1908, and recorded March 11, 1908, in Volume 23 of Deeds, at page 616, Records of Klamath County, Oregon; thence South 89 degrees 21' West, along said Northerly line, 55.84 feet to a point that is 50.00 feet Southwesterly, measured at right angles, from the Southwesterly line of said 0.617 acre parcel; thence North 62 degrees 55' East, at right angles to said Southwesterly line, 50.00 feet to last said line; thence South 27 degrees 05' East, along last said line, 24.86 feet to the point of beginning.

PARCEL 3

That certain parcel of land situate in the N 1/2 of the NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the most Southwesterly corner of the 0.617 acre parcel of land described secondly in that certain deed dated January 11, 1908, from William A. Wright, et ux and Hot Springs Investment Company to California Northeastern Railway Company, recorded March 11, 1908, in Volume 23 of Deeds, at page 618, Records of Klamath County, Oregon, being also a point in the Northerly line of the 53.751 acre parcel of land described in deed dated February 11, 1908 and recorded March 11, 1908, in Volume 23 of Deeds, at page 616, Records of Klamath County, Oregon, thence South 89 degrees 21' West, along said Northerly line, 55.84 feet to a point that is 50.00 feet Southeasterly, measured at right angles, from the Southeasterly line of said 0.617 acre parcel and the true point of beginning of the parcel of land to be described; thence South 89 degrees 21' West, continuing along said Northerly line 55.84 feet to the Northwestern corner of said 53.751 acre parcel, thence South 27 degrees 05' East, along the Southwesterly line of said 53.751 acre parcel, 24.86 feet; thence North 62 degrees 55' East, 50.00 feet to the true point of beginning.

SCHEDULE 3.1.5.1(a)

REAL PROPERTY PERMITTED EXCEPTIONSKlamath Falls, Oregon (Klamath County)

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An Easement created by instrument, subject to the terms and provisions thereof,
Recorded: May 24, 1971
Volume : M71, page 4800, Microfilm Records of Klamath County, Oregon
In favor of: Southern Pacific Transportation Company, a Delaware corporation
For: Railroad and transportation
Affects: Southwesterly 17.00 feet of Parcel 3
3. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day
of June A.D., 19 95 at 2:30 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 16827.

FEE \$50.00

Bernetha G. Betsch County Clerk

By Bonnette Mueller