

UTC 37957KA

WARRANTY DEED

TIMM BURR, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:

JELD-WEN, inc., an Oregon Corporation,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

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. Rights of the public and of governmental bodies in and to that
portion of the premises described herein, now or at any time lying below
the high water mark of the Ponina Creek, including any ownership rights
which be claimed by the State of Oregon, in and to any portion of the
premises now or at any time lying below the ordinary high water mark
thereof.
3. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the
policy will not insure against loss arising by reason of any lack of a
right of access to and from the land.

and 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 described 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 and actual consideration for this conveyance is \$ 21,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3250 LAKEPORT BLVD, KLAMATH FALLS, OR 97601

Dated this 10 day of May, 1996.

TIMM BURR, INC.

BY: Randy L. Shaw PRESIDENT
RANDY L. SHAW

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on May 10, 1996

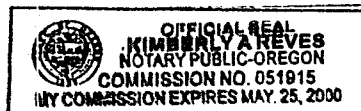
by Randy L. Shaw

as President

of TIMM BURR, INC.

Kimberly A. Reves
Notary Public of Oregon

My commission expires 5/25/2000



ESCROW NO. MT37957-KA

Return to:

JELD-WEN, inc.
3250 LAKEPORT BLVD
KLAMATH FALLS, OR 97601

96 MAY 13 AM 10:18

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

NW1/4 of Government Lot 1, Section 18, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

W1/2 NW1/4 NE1/4 NE1/4 of Section 13, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

NE1/4 NW1/4 NE1/4 of Section 13, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

NE1/4 NE1/4 NE1/4 of Section 13, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

E1/2 NW1/4 NE1/4 NE1/4 of Section 13, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amertitle the 13th day
of May A.D., 19 96 at 10:18 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 13581.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]