

96 JUN -3 P 3:48

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~~ 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. Subject to a 60 foot wide easement along the westerly boundary of Parcel 1 for a joint user roadway as disclosed by Deed recorded January 20, 1975 in Volume M75, page 844, Microfilm Records of Klamath County, Oregon.
3. Subject to a 30 foot wide easement along the easterly boundary of Parcel 2 for joint user roadway as disclosed by Deed recorded April 8, 1975 in Volume M75, page 3725, Microfilm Records of Klamath County, Oregon.
4. Reservations as contained in deed from the United States of America to Ellingson Lumber Company recorded in Volume 280 at page 43, Deed Records of Klamath County, Oregon.

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 \$ 41,000.00.

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 3 day of May June 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 June, 1996

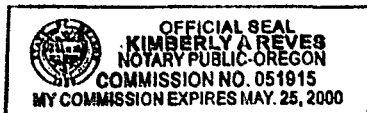
by RANDY L. SHAW

as PRESIDENT

of TIMM BURR, INC.

Kimberly A. Reeves  
Notary Public of Oregon

My commission expires 5/25/2000



ESCROW NO. MT38053-KA

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

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The NW1/4 NW1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The NE1/4 SW1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The S1/2 SW1/4 SE1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ /meriTitle \_\_\_\_\_ the 3rd day  
of June A.D. 1996 at 3:28 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 16152.

By Bernetha G. Letsch  
Bernetha G. Letsch, County Clerk

FEE \$35.00