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WARRANTY DEED

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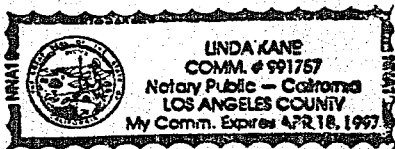
MTC 37824

GARY G. MAC KENZIE,

Grantor(s) hereby grant, bargain, sell and convey to:

BEND MILLWORK SYSTEMS, 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:
SEE EXHIBIT "B" FOR EXCEPTIONS MADE A PART HEREOF BY THIS REFERENCE.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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 62845 BOYD ACRES RD., BEND, OR 97701Dated this 11th day of June, 1996X GARY G. MAC KENZIE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIASS. June 11, 1996COUNTY OF Los AngelesPersonally appeared the above named GARY G. MAC KENZIEGARY G. MAC KENZIEand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me: Linda Kane
LINDA KANENotary Public for CaliforniaMy commission expires 4/18/97

Title No. MT37824-KR

Return to:
BEND MILLWORK SYSTEMS, INC.62845 BOYD ACRES RD.BEND, OR 97701

EXHIBIT "A"
LEGAL DESCRIPTION**PARCEL 1:**

The NE1/4 NW1/4 NW1/4, the NE1/4 NE1/4 NW1/4, the S1/2 N1/2 NW1/4, the SW1/4 SW1/4 NW1/4, the W1/2 SW1/4 SE1/4 NW1/4, the SE1/4 SE1/4 NW1/4, the N1/2 SW1/4 NW1/4, the NW1/4 SE1/4 NW1/4 and the W1/2 NE1/4 SE1/4 NW1/4 of Section 10, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 2:

The E1/2 NE1/4 SE1/4 NW1/4 of Section 10, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 3:

The W1/2 SW1/4 SW1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 4:

The E1/2 SW1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 5:

The W1/2 SE1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 6:

The E1/2 SE1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 7:

The N1/2 N1/2 NE1/4, the W1/2 SW1/4 NE1/4 NE1/4 and the SE1/4 NE1/4 NE1/4 of Section 15, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 8:

The E1/2 SW1/4 NW1/4 NE1/4 of Section 15, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 9:

The W1/2 SW1/4 NW1/4 NE1/4 of Section 15, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

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. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: February 23, 1968
Volume: M68, page 1459, Microfilm Records of Klamath County, Oregon
Grantor: Charles L. McLaughlin and Bobbee Lou McLaughlin
Grantee: Gary G. MacKenzie and Lucille T. MacKenzie
To Wit: Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof.
(Affects Parcel 3)
3. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: February 23, 1968
Volume: M68, page 1458, Microfilm Records of Klamath County, Oregon
Grantor: Charles L. McLaughlin and Bobbee Lou McLaughlin
Grantee: Frank Tajiri and Fay Tajiri, husband and wife
To Wit: Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof.
(Affects Parcels 4 and 6)
4. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: November 8, 1968
Volume: M68, page 10014, Microfilm Records of Klamath County, Oregon
Grantor: Charles L. McLaughlin and Bobbee Lou McLaughlin
Grantee: Gary G. MacKenzie and Lucille T. MacKenzie, husband and wife
To Wit: Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof.
(Affects Parcel 7)
5. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: July 23, 1973
Volume: M73, page 9404, Microfilm Records of Klamath County, Oregon
Grantor: Gary MacKenzie
Grantee: Frank L. Miller and Leola V. Miller, husband and wife
To Wit: Excepting therefrom, 25% of all mineral rights
(Affects Parcel 9)
6. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: July 23, 1973
Volume: M73, page 9407, Microfilm Records of Klamath County, Oregon
Grantor: Gary MacKenzie
Grantee: David Miller and Barbara Ann Miller, husband and wife
To Wit: Excepting therefrom, 25% of all mineral rights
(Affects Parcel 8)
7. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: September 30, 1974
Volume: M74, page 12774, Microfilm Records of Klamath County, Oregon
Grantor: Frank T. Tajiri and Fay T. Tajiri, husband and wife
Grantee: Gary G. MacKenzie
To Wit: Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof.
(Affects Parcels 4 and 6)

8. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: July 24, 1975

Volume: M75, page 8414, Microfilm Records of Klamath County, Oregon

Grantor: Lucille T. MacKenzie

Grantee: Gary G. MacKenzie

To Wit: Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof.

(Affects Parcels 7, 8 and 9)

9. Reservations as contained in Deed, subject to the terms and provisions thereof;
Recorded: September 1992

Volume: M92, page 21078 Microfilm Records of Klamath County, Oregon

Grantor: Lucille T. MacKenzie

Grantee: Gary G. MacKenzie

To Wit: Reserving unto the Grantors hereunder an undivided 50% interest in and to all oil, minerals, gas and other hydrocarbon substances in and under said land, but without right of surface entry, except below a depth 500 feet from the surface thereof.

(Affects Parcels 3, 5 and other)

10. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of June A.D., 19 96 at 11:40 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 17576

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch

FEE \$45.00