

MTC38607KR
EAST CASCADE PROPERTIES, 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:

SUBJECT TO:

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. Agreement, subject to the terms and provisions thereof, dated May 22, 1970 and recorded May 27, 1970 in Volume M70, page 4178, Microfilm Records of Klamath County, Oregon between Pleasant Enterprises and J.K. Evinger and Oliver A. Evinger for road maintenance agreement.
3. Agreement subject to the terms and provisions thereof, dated May 22, 1970 and recorded May 27, 1970 in Volume M70, page 4181, Microfilm Records of Klamath County, Oregon between Pleasant Enterprises and Glen Rankel for road maintenance agreement.
4. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof dated June 3, 1975 and recorded October 27, 1975 in Volume M75, page 13394, Microfilm Records of Klamath County, Oregon to wit: "Reserving therefrom a non-exclusive easement of thirty feet along all boundaries for public highway use in common with others and a forty foot easement over existing roads for ingress and egress." (Affects Parcel 3).
5. Easements as evidenced by Bargain and Sale Deed, subject to the terms and provisions thereof dated May 1987 and recorded June 24, 1987 in Volume M87, page 10932, Microfilm Records of Klamath County, Oregon between Paul E. Jacquet, Grantor and Dorthy R. Perez, Grantee to wit: "Reserving therefrom a non-exclusive easement of thirty feet along all boundaries for public highway use in common with others and forty foot easement over existing roads for ingress and egress." (Affects Parcel 2)

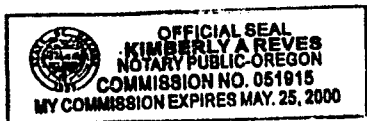
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 \$ 10,500.00.

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 15 day of July, 1996



EAST CASCADE PROPERTIES, INC.

BY Duane W. Smith PRESIDENT
DUANE W. SMITH

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on July 15, 1996
by Duane W. Smith
as President
of East Cascade Properties
Kimberly A. Reves
Notary Public of OREGON
My commission expires 5/25/2000

Return to:

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

96 JUL 15 P 3:55

EXHIBIT 'A'
LEGAL DESCRIPTION

20953

PARCEL 1:

The NE1/4 of the NW1/4 of the SE1/4 and the N1/2 of the SW1/4 of the SE1/4 of Section 9, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The SE1/4 of the NW1/4 of the SE1/4 of Section 9, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The SW1/4 of the NW1/4 of the SE1/4 of Section 9, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

S1/2 SW1/4 SE1/4 of Section 9 Township 41 South Range 7 East of the Willamette Meridian, Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 15th day
of July A.D., 19 96 at 3:55 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 20952.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]