

## WARRANTY DEED

MT40231-KR

BRIAN E. ALLEN and SHARON M. ALLEN, husband and wife,  
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:

The S1/2 S1/2 N1/2 SW1/4; the N1/2 S1/2 N1/2 SW1/4 and the S1/2 N1/2 S1/2  
SW1/4 all in Section 19, Township 34 South, Range 12 East of the  
Willamette Meridian, Klamath County, Oregon.

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: SEE EXHIBIT "A" FOR LIST OF EXCEPTIONS WHICH IS 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 \$ 60,000.00.

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 27<sup>th</sup> day of December, 1996

Brian E. Allen  
BRIAN E. ALLEN

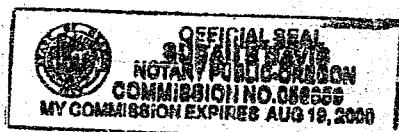
Sharon M. Allen  
SHARON M. ALLEN SA

STATE OF Oregon  
COUNTY OF Klamath

SS. December 27 19 96

Personally appeared the above named Brian E. Allen and  
Sharon M. Allen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Sharon E. Davis  
Notary Public for Oregon

My commission expires Aug. 12, 2000

ESCROW NO. MT40231-KR

Return to:

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

## EXHIBIT "A"

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. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
3. 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 Sycan River, including any ownership rights which may 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.
4. Any claim based on any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public to use any waters which may cover the land for fishing or navigation, or to use any portion of the land which is now or may formerly have been covered by water.
5. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: November 16, 1973  
Recorded: August 5, 1974  
Volume: M74, page 9524, Microfilm Records of Klamath County, Oregon  
For: A 30' easement along Easterly side for road and utilities  
(Affects S1/2 S1/2 N1/2 SW1/4)
6. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: March 4, 1976  
Recorded: March 23, 1976  
Volume: M76, page 4137, Microfilm Records of Klamath County, Oregon  
For: A 30' easement along Easterly side for road and utilities  
(Affects N1/2 S1/2 N1/2 SW1/4)
7. Reservations, restrictions and easements as contained in Warranty Deed recorded March 12, 1990 in Volume M90, page 4598, Microfilm Records of Klamath County, Oregon, to wit:  
"Subject to 30 foot easement along the Easterly line for road and utilities."  
(Affects S1/2 S1/2 N1/2 SW1/4)
9. Easement as contained in Grant Deed, subject to the terms and provisions thereof;  
Dated: July 2, 1990  
Recorded: July 16, 1990  
Volume: M90, page 14044, Microfilm Records of Klamath County, Oregon  
To wit:  
"Subject to a 30 foot easement along the Easterly line for road."  
(Affects S1/2 N1/2 S1/2 SW1/4)

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 30th day  
of December A.D., 19 96 at 11:07 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 40255

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kathleen Rose