

MTC 40229 KA

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:

SEE EXHIBIT "B" FOR A LIST OF EXCEPTIONS WHICH IS MADE A PART HEREOF BY  
THIS REFERENCE.

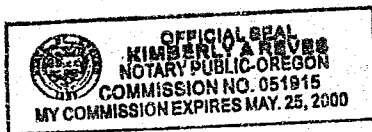
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 \$ 17,550.00.

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 30 day of December, 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 December 30, 1996

by DUANE W. SMITH

as PRESIDENT

of EAST CASCADE PROPERTIES, INC.

Kimberly A. Brown  
Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT40229-KA

Return to:

JELD-WEN, inc.

3250 LAKEPORT BLVD.

KLAMATH FALLS, OR 97601

96 DEC 30 P 3:49

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The S1/2 of NE1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

**PARCEL 2:**

The E1/2 NW1/4 NW1/4 SW1/4 in Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3:**

The SW1/4 of the NE1/4 of the SW1/4 and the N1/2 of the NE1/4 of the SW1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 4:**

The SE1/4 NW1/4 SW1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 5:**

The E1/2 SW1/4 NW1/4 SW1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**EXHIBIT "E,"**  
**PAGE 1 OF 2**

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 and restrictions as contained in deed recorded October 6, 1958 in Volume 304, page 379, Deed Records of Klamath County, Oregon to wit:

"subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water." (Affects Parcel 1)

3. The effects of easement, if any, as set out in deed recorded December 22, 1969, in Volume M69, page 10597, to wit:

"SAVING, EXCEPTING AND RESERVING to the grantors herein, their heirs and assigns, the right to use jointly with others that certain roadway for the purpose of ingress to and egress from the grantors' adjacent land located in Section 32, Township 36, South Range 12 East of the Willamette Meridian, by existing roads from the Klamath Falls-Lakeview Highway, through Section 29, said Township and Range and Sections 22, 27, 28 and 33 said Township and Range." (Affects Parcel 1)

4. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: November 3, 1969  
 Recorded: July 14, 1977  
 Volume: M77, page 12481, Microfilm Records of Klamath County, Oregon  
 For: 30' wide joint user roadway along the Westerly boundary  
 (Affects the S1/2 of the herein described property)  
 (Affects Parcel 1)

5. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: September 5, 1969  
 Recorded: July 14, 1977  
 Volume: M77, page 12477, Microfilm Records of Klamath County, Oregon  
 For: 30' wide joint user roadway along the Westerly boundary  
 (Affects the N1/2 of the herein described property)  
 (Affects Parcel 1)

6. Reservations and restrictions as contained in instruments recorded in Volume 304, page 383 and in Volume 304, page 381, Deed Records of Klamath County, Oregon, to wit:

"There is reserved unto The United States national Bank of Portland, Trustee for Eda Mae Chocktook Jackson, all sub-surface rights in accordance with Section 8 (b), Act of Congress approved August 13, 1954 (68 Stat. 72, 722) as amended by Act of August 14, 1957 (21 Stat. 347)."

(Affects Parcels 2, 3, 4 and 5)

7. Reservations and restrictions as contained in Land Status Report, recorded December 1, 1960 in Volume 325, page 595, Deed Records of Klamath County, Oregon.  
 (Affects Parcels 2, 3, 4 and 5)

8. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: September 19, 1969  
 Recorded: May 16, 1973  
 Volume: M73, page 5902, Microfilm Records of Klamath County, Oregon  
 For: A 30 foot easement lying South of adjoining and parallel to the Northerly boundary of the NW1/4 of the SW1/4 of said Section 4  
 (Affects Parcel 2)

EXHIBIT "B"  
PAGE 2 OF 2

9. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;

Dated: March 20, 1980

Recorded: July 23, 1980

Volume: M80, page 13737, Microfilm Records of Klamath County, Oregon

Grantor: George A. Pondella, Jr.

Grantee: G. Frank Kohler and Gertrud Kohler

To wit:

"Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 foot wide strip of land laying South of adjoining and parallel to the Northerly boundary."

(Affects Parcel 3)

10. An easement created by instrument, subject to the terms and provisions thereof,

Dated: June 12, 1976

Recorded: July 6, 1976

Volume: M76, page 10187, Microfilm Records of Klamath County, Oregon

For: A 25 foot roadway easement along the South boundary

(Affects Parcel 5)

11. 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 30th day  
of December A.D., 19 96 at 3:49 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 40319

FEE \$45.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross