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MTC 13946-8237

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lawrence C. Jespersen and V. Maureen Jespersen, husband and wife, Kenneth L. Jespersen and Lorna Jespersen, husband and wife, Leonard K. Jespersen and Vicky aka Vicki L. Jespersen, husband and wife, (hereinafter referred to as "Jespersens") Otis M. Simpson and Simpson Living Trust (hereinafter referred to as "Simpsons"), and Charles H. Collman and Vivian J. Collman, husband and wife, (hereinafter referred to as "Collmans") (Jespersens, Simpson and Collmans hereinafter collectively referred to as "grantor"), for the consideration hereinafter stated does hereby grant, bargain, sell and convey unto JELD-WEN, inc., an Oregon corporation, (hereinafter referred to as "grantee") and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, including but not limited to all surface and subsurface water rights and all mineral rights, situated in Klamath County, Oregon, and more particularly described as follow, to-wit:

Section 28: NE¼
Section 20: S 1/2 SW 1/4
Section 29: NW 1/4 and N 1/2 SW 1/4 And NE¼
Section 30: NE 1/4, E 1/2 NW 1/4, Lot 2 and N 1/2 S 1/2
All in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

'97 JAN -5 A10:51

To Have and to Hold the same unto the grantee and grantee's successors and assigns forever.

Grantor hereby covenants to and with grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free and clear from all liens and encumbrances, save and except and subject to only the following:

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. Grant of Right of Way dated October 19, 1964 and recorded November 12, 1964 in Volume 357, page 410 Microfilm Records of Klamath County, Oregon in favor of Pacific Power and Light Company; and

3. Road Use Agreement dated September 9, 1983 and recorded December 4, 1984 in Volume M84, page 20324 Microfilm Records of Klamath County, Oregon.

and that 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 described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is One Dollar ($1.00); however, the actual consideration consists of or includes other value given or promised.

IN WITNESS WHEREOF, grantor has executed this instrument this ___ day of September, 1992.

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.

Grantors:

Lawrence C. Jespersen

V. Maureen Jespersen

Kenneth L. Jespersen

Lorna Jespersen

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Leonard K. Jespersen

Vicki L. Jespersen

Otis M. Simpson

Simpson Living Trust

By: Otis M. Simpson, Trustee

Charles H. Collman

Vivian J. Collman

State of Oregon)
: ss.
County of Klamath)

On this 12th day of October, 1992, personally appeared before me the above named Lawrence C. Jespersen and V. Maureen Jespersen, husband and wife, being first duly sworn, and acknowledged the foregoing to be their voluntary act and deed.

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/95

State of Oregon)
: ss.
County of Klamath)

On this 12th day of October, 1992, personally appeared before me the above named Kenneth L. Jespersen and Lorna Jespersen, husband and wife, being first duly sworn, and acknowledged the foregoing to be their voluntary act and deed.

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/95

State of Oregon)
: ss.
County of Klamath)

On this 12th day of October, 1992, personally appeared before me the above named Leonard K. Jespersen and Vicki L. Jespersen, husband and wife, being first duly sworn, and acknowledged the foregoing to be their voluntary act and deed.

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/95

State of California)
: ss.
County of Butte)

On this 24 day of September, 1992, personally appeared before me the above named Otis M. Simpson, individually and as trustee for the Simpson Living Trust being first duly sworn, and acknowledged the foregoing to be his voluntary act and deed.

RICHARD FEUERSTEIN
NOTARY PUBLIC-CALIFORNIA
Butte County
My Commission Expires Feb. 18, 1993

Richard Feuerstein
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: 02-18-93

State of Oregon)
: ss.
County of Klamath)

On this 8th day of October, 1992, personally appeared before me the above named Charles H. Collman and Vivian J. Collman, husband and wife, being first duly sworn, and acknowledged the foregoing to be their voluntary act and deed.

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 018431
MY COMMISSION EXPIRES NOV. 16, 1995

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/95

GRANTORS' NAMES AND ADDRESSES:

Lawrence C. Jespersen
12941 Swan Lake Rd.
Klamath Falls, OR 97603

V. Maureen Jespersen

Kenneth L. Jespersen
12525 Swan Lake Rd.
Klamath Falls, OR 97603

Lorna Jespersen

Leonard K. Jespersen
12929 Swan Lake Rd.
Klamath Falls, OR 97623

Vicki L. Jespersen

State of California
County of Butte
On 09-24-92 before me, Richard Feuerstein
personnally appeared Otis M. Simpson
personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.
WITNESS my hand and official seal.

RICHARD FEUERSTEIN
NOTARY PUBLIC-CALIFORNIA
Butte County
My Commission Expires Feb. 18, 1993

Richard Feuerstein
Notary Public

Otis M. Simpson
45 Brookdale
Otisville Ca. 95964

Simpson Living Trust
Otis M. Simpson
45 Brookdale Dr.
Otisville Ca. 95966

Charles H. Colimon

Vivian J. Colimon

GRANTEE'S NAME AND ADDRESS:

JELD-WEN, inc.
3250 Lakeport Blvd.
Klamath Falls, Oregon

After recording return to:

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

Until a change is requested all tax statements shall be sent to the following address:

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

State of Oregon)
: ss.
County of Klamath)

I certify that the within instrument was received for record on the 5th day of May 1997 at 10:51 o'clock A. M., and recorded in book/reel/volume No. M97 on page 13602 or as fee/file/instrument/microfilm/reception No. 37098, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch
NAME

County Clerk
TITLE

By Kathleen Reed Deputy

Fee: $45.00