

NL

58523

MTC 44667-Mg  
COVER SHEET FOR RECORDED INSTRUMENTVol. m98 Page 17237

The instrument attached hereto is hereby presented for recording, and a summary of its terms is as follows:

1. The name(s) of the transaction(s) embodied therein is/are: .....

U.S. TIMBER LANDS KLAMATH FALLS, L.L.C., a Delaware Limited Liability Company,

as Grantor

2. The party or parties involved, as described in ORS 205.125(1)(a) and (b) and 205.160, is/are: .....

JELD-WEN, inc., an Oregon Corporation as Grantee

3. The name and address of the person to whom the instrument will be delivered, as provided in ORS

205.180, are: JELD-WEN, inc.,

3250 Lakeport Blvd.

Klamath Falls OR 97601

4. If the attached instrument conveys or contracts to convey fee title to any real estate or is a memorandum of such instrument(s), the true and actual consideration paid for such transfer, as required by ORS 93.030, is: .....

\$6,350,000.00

5. Until a change is requested, all tax statements shall be sent to the following (give name and address):

JELD-WEN, inc.,

3250 Lakeport Blvd.

Klamath Falls OR 97601

6. If the attached instrument is to be recorded in the county clerk lien record, the information described in ORS 205.125(1)(c) and (e) follows: .....

\* ORS 205 requires this information to be set forth on the first page of any instrument presented to a county clerk for recording. This cover sheet should be completed and attached to an instrument only when the instrument does not contain the required information on its first page. Cover sheet errors do not affect the transaction(s) contained in the instrument. This cover sheet need not be separately signed or acknowledged.

58 MAY 20 P 3:42

55

## WARRANTY DEED

17238

U.S. TIMBERLANDS KLAMATH FALLS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant 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: 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 \$ 6,350,000.00.

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 19<sup>th</sup> day of May, 1998

U.S. TIMBERLANDS KLAMATH FALLS, L.L.C.

BY: Allan E. Symington PRESIDENT AND CFO  
ALLAN E. SYMINGTON

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on May, 1998

by ALLAN E. SYMINGTON

as PRESIDENT AND CFO

of U.S. TIMBERLANDS KLAMATH FALLS, L.L.C.

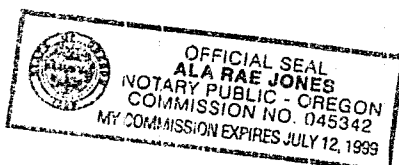
Notary Public of Oregon

My commission expires 7-12-99

ESCROW NO. MT44667-MG

Return to:

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



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

**PARCEL 1:**

Section 25 - E1/2 NE1/4, E1/2 NW1/4, E1/2 W1/2 NW1/4

All being in Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

Section 1 - SE1/4 SE1/4

Section 12 - E1/2 E1/2

Section 13 - E1/2 E1/2

All being in Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3:**

Section 25 - All

Section 26 - N1/2, E1/2 SE1/4

Section 27 - NE1/4, S1/2 SW1/4, NW1/4 SW1/4, SW1/4 NW1/4

Section 28 - SE1/4 NE1/4, E1/2 SE1/4, SE1/4 NW1/4, N1/2 NW1/4

Section 30 - Government Lots 1, 2, 3 and 4

Section 31 - Government Lots 1, 2, 3, 6 and 7, N1/2 SE1/4, E1/2 NW1/4

Section 32 - Government Lot 1, NE1/4, NW1/4 SE1/4

Section 33 - Government Lots 1, 2, 3 and 4, N1/2 S1/2, SE1/4 NE1/4, SE1/4 NW1/4, N1/2 NW1/4

Section 34 - Government Lots 1 and 2, NW1/4 SE1/4, SW1/4 NE1/4, N1/2 SW1/4, NW1/4

Section 35 - Government Lot 1 and 4, NE1/4 SE1/4, S1/2 NE1/4, NE1/4 NE1/4

Section 36 - Government Lots 1, 2, 3 and 4, N1/2 S1/2, N1/2

All being in Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 4:**

Section 1 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, NE1/4 SE1/4, N1/2 SW1/4, SW1/4 SW1/4

Section 2 - Government Lots 1 and 2, S1/2 NE1/4, S1/2

Section 3 - S1/2

Section 4 - SE1/4, S1/2 SW1/4

Section 5 - Government Lots 1 and 4, S1/2 NE1/4, N1/2 SE1/4, SE1/4 SE1/4, NE1/4 SW1/4, SW1/4 NW1/4

Section 6 - Government Lots 1, 5, 6 and 7, S1/2 NE1/4, E1/2 SW1/4, SE1/4 NW1/4

Section 7 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, SE1/4, S1/2 NE1/4, NW1/4 NE1/4

Section 8 - N1/2 NW1/4

Section 9 - NE1/4

Section 10 - NE1/4 NE1/4, S1/2 NE1/4, N1/2 SE1/4, E1/2 SW1/4, SE1/4 NW1/4

Section 11 - E1/2 W1/2, NW1/4 NW1/4, NW1/4 SW1/4

Section 14 - NE1/4

Section 15 - N1/2 NE1/4, SE1/4 NE1/4, NE1/4 NW1/4

Section 16 - S1/2 SW1/4

Section 17 - SE1/4 SE1/4

Section 20 - N1/2 NE1/4

Section 21 - NW1/4 NW1/4

All being in Township 38 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

**PARCEL 5:**

Section 15 - NE1/4, NE1/4 NW1/4, S1/2 NW1/4, S1/2  
Section 16 - All  
Section 17 - All  
Section 20 - N1/2 NE1/4, SE1/4 NE1/4, NW1/4, S1/2  
Section 21 - NE1/4 SW1/4, S1/2 SW1/4, SE1/4 SE1/4  
Section 22 - W1/2, N1/2 SE1/4, SW1/4 SE1/4  
Section 28 - S1/2, E1/2 NE1/4, NE1/4 NW1/4  
Section 29 - All  
Section 30 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2  
Section 31 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2  
Section 32 - N1/2 NW1/4, NE1/4, NE1/4 SE1/4, SW1/4 SE1/4, S1/2 SW1/4, NW1/4 SW1/4  
Section 33 - SE1/4, N1/2 SW1/4, NW1/4

All being in Township 37 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 6:**

Section 6 - Government Lots 4, 5, 6 and 7  
Section 33 - SW1/4 SW1/4

All being in Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

## EXHIBIT "B"

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. Subject to any unrecorded leases, permits, tenancies, if any.
3. 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.
4. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: March 3, 1958  
Recorded: April 17, 1958  
Volume: 299, page 17, Deed Records of Klamath County, Oregon  
In favor of: United States of America  
For: Roadway
5. Transmission Line Easement created by instrument, subject to the terms and provisions thereof,  
Dated: January 20, 1966  
Recorded: February 18, 1966  
Volume: M66, page 1391, Microfilm Records of Klamath County, Oregon  
In favor of: Portland General Electric Company  
For: Electric power transmission lines
6. Transmission Line Easement created by instrument, subject to the terms and provisions thereof,  
Dated: January 20, 1966  
Recorded: March 31, 1966  
Volume: M66, page 2852, Microfilm Records of Klamath County, Oregon  
In favor of: United States of America  
For: Transmission line right of way
7. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 21, 1970  
Recorded: April 8, 1971  
Volume: M71, page 2951, Microfilm Records of Klamath County, Oregon  
In favor of: United States of America  
For: Roadway
- Correction Deed, subject to the terms and provisions thereof;  
Recorded: November 17, 1986  
Volume: M86, page 20998, Microfilm Records of Klamath County, Oregon
- Termination of a Segment of an Easement, subject to the terms and provisions thereof;  
Recorded: March 16, 1995  
Volume: M95, page 5892, Microfilm Records of Klamath County, Oregon
8. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: April 23, 1971  
Recorded: May 17, 1971  
Volume: M71, page 4427, Microfilm Records of Klamath County, Oregon  
In favor of: State of Oregon by and through its State Board of Forestry  
For: 60 foot roadway  
(Affects a portion of Township 37, Range 12 and Township 38, Range 12)

EXHIBIT "B" (continued)

17242

9. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: February 24, 1976  
Recorded: March 19, 1976  
Volume: M76, page 3998, Microfilm Records of Klamath County, Oregon  
In favor of: United States of America  
For: Roadway  
(Affects a portion of Township 37, Ranges 13 and 14)
10. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: April 3, 1981  
Recorded: May 19, 1981  
Volume: M81, page 8778, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: Electrical transmission line  
(Affects a portion of Sections 28 and 33, Township 37, Range 12)
11. Reservations as contained in Warranty Deed,  
Recorded: August 30, 1990  
Volume: M96, page 26858, Microfilm Records of Klamath County, Oregon  
From: Weyerhaeuser Company  
To: U.S. Timberlands Klamath Falls, LLC  
(With other property)

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 20th day  
of May A.D., 19 98 at 3:42 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 17237.

FEE \$55.00

By Kathleen Ross Bernetha G. Letsch, County Clerk