

72360  
DEC 31 AM 16

MTC 46898-MG  
WARRANTY DEED Vol. 198 Page 47965

TIMM-BURR, INC., an Oregon Corporation,  
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 \$ 3,900.00.

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<sup>th</sup> day of December, 1998.

TIMM-BURR, INC.

BY: Randy L. Shaw PRESIDENT  
RANDY SHAW

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on December 30, 19 98  
by Randy L. Shaw

as President

of Timm Burr, Inc., an Oregon Corporation

Marion Grantham  
Notary Public of Oregon

My commission expires 1/22/01



ESCROW NO. MT46898-MG

Return to:

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

40-

47966

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

The NE1/4 of Government Lot 4, Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The S1/2 NW1/4 SW1/4 NW1/4 of Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The S1/2 SW1/4 SE1/4 NW1/4 of Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The N1/2 NE1/4 SE1/4 NW1/4 of Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.



EXHIBIT "B"  
EXCEPTIONS

47967

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
2. Reservations, restrictions and easements as contained in Patent from the United States of America, recorded September 10, 1958 in Volume 303, page 352, Deed Records of Klamath County, Oregon.
3. Reservations, restrictions and easements as contained in Land Status Report recorded in Volume 303, page 354, Deed Records of Klamath County, Oregon.
4. Subject to an easement as contained in Deed from Raymond R. Patscheck and Jean E. Patscheck, as grantors to James D. and Jeanne A. Inglis as grantees, recorded December 27, 1974 in Volume M74, page 16316, Microfilm Records of Klamath County, Oregon;  
"A non-exclusive easement for the purpose of ingress and egress over and across said land, along a 30 foot road as the same is now constructed and exists."
5. Subject to an easement as contained in Deed from Raymond R. Patscheck and Jean E. Patscheck, as grantors to Jane B. Wilson as grantee, recorded March 1, 1976, in Volume M76, page 2822, Microfilm Records of Klamath County, Oregon;  
"A non-exclusive easement for the purpose of ingress and egress over and across said land, along a 30 foot road as the same is now constructed and exists."
6. Subject to an easement as contained in Deed from Raymond R. Patscheck and Jean E. Patscheck, as grantors to Clyde S. and Irene M. Thompson, as grantees, recorded March 28, 1983 in Volume M83, page 4488, Microfilm Records of Klamath County, Oregon;  
"A non-exclusive easement for the purpose of ingress and egress over and across said land, along a 30 foot road as the same is now constructed and exists."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle  
of December A.D., 19 98 at 11:16 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 47965

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross