

73107

99 JAN 15 P2:22

MTC 46879-KR

WARRANTY DEED

Vol. M99 Page 1547

ROSEBURG RESOURCES, CO., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CASTERLINE EXCHANGE SERVICE COMPANY, 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: 1) The premises herein are within and subject to the
statutory powers, including the power of assessment of Klamath Lake
Timber; 2) The assessment roll and the tax roll disclose that the
premises herein described were specially assessed as Potential Forest
Land. If the land becomes disqualified for the special assessment under
the statute, an additional tax may be levied; 3) Financing Statements or
Federal Tax Liens, if any, filed with the Secretary of State (none as of
UCC Search dated December 23, 1998); 4) Reservations in Bargain and Sale
Deed, subject to the terms and provisions thereof, recorded January 9,
1992 in Volume M92, page 455, as follows: "Excepting from said
conveyance all ores, base and precious metals, coal, oil, gas, other
liquid or gaseous hydrocarbons, minerals, and mineral bearing substances
of every kind and character, hereinafter referred to as "Mineral
Interests", now known to exist or hereafter discovered in the Property,
but not including common rock, sand, gravel, cinders, or clay commonly
used for road construction purposes; and SUBJECT TO use of the surface
and subsurface of the Property by owners of such mineral interest in
connection with exploration for, extraction, treatment, development, and
disposition for such mineral interest" (Affects Parcels 1 and 2); and lack
of right of access to and from the land.

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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: Jeld-Wen 3250 Lakeport Blvd. K. Falls, OR. 97601

Dated this 15 day of January, 1999

Return to:

Jeld-Wen
3250 Lakeport Blvd.
K. Falls, OR. 97601
Attn: Steve Cook

STATE OF OREGON

COUNTY OF DOUGLAS

ROSEBURG RESOURCES CO., an Oregon corporation

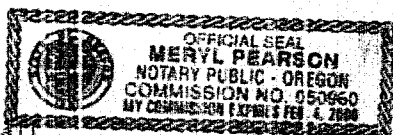
By: Scott M. Nelson
Allen G. Ford, President
Scott M. Nelson, Corporate Treasurer

SS. January 15 19 99

Personally appeared the above named Scott M. Nelson,

Corporate Treasurer

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me,

Meryl Pearson
Notary Public for Oregon
My commission expires 2-4-2000

ESCROW NO. MT46879-KR

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Section 27 - S1/2 SW1/4

All being in Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

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

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

Section 3 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, E1/2 SW1/4, NE1/4 SE1/4

Section 4 - Government Lots 1 and 2

Section 10 - NW1/4 NW1/4

Section 11 - NE1/4, N1/2 NW1/4, SE1/4 NW1/4, W1/2 SW1/4

Section 12 - N1/2 NE1/4, NW1/4

All being in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of January A.D., 1999 at 2:22 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 1547.

FEE \$35.00

Linda Smith, County Clerk
by Kathleen Ross