

FAY FAMILY, L.L.C., AN OREGON 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

ACCT# 3809-20CC-200 KEY# 440026

ACCT# 3809-20CC-300 KEY# 733996

ACCT# 3809-20CC-100 KEY# 440017

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. Rights of the public in and to any portion of the herein described  
premises lying within the limites of streets, roads or highways; and 2.
- Building encroachment as evidenced by ALTA/ACSM Survey. It appears that  
the building lies within the 25 foot building setback.

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: 3250 Lakeport Blvd., Klamath Falls, OR 97601

Dated this 2nd day of February, 2000.

FAY FAMILY, L.L.C., an Oregon limited Liability Company

by: Mark T. Fay

by: Christine L.C. Fay

STATE OF OREGON

SS. February 2 2000

COUNTY OF KLAMATH

Personally appeared the above named MARK T. FAY and CHRISTINE L.C. FAY,

Members of the FAY FAMILY, L.L.C., an Oregon Limited Liability Company

and acknowledged the foregoing instrument to be their voluntary act.



Before me,

Kristil Redd  
Notary Public for Oregon

My commission expires 11/16/2003

ESCROW NO. MT48597-KR

Return to:

Jeld-Wen, inc.

3250 Lakeport Blvd.

Klamath Falls, OR 97601

26.00  
m

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

Being vacated Block 3 and the vacated portion of Block 4 of HIGHWAY ADDITION TO KLAMATH FALLS, OREGON, and vacated Ashland Street, vacated Eureka Street and a portion of vacated A Street, situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the intersection of the centerline of vacated A Street and the Westerly right of way of Biehn Street said Westerly right of way being the Easterly line of those lands as vacated by Volume 164, page 507, Deed Records of Klamath County, Oregon, said point being marked by an iron axle, from which the section corner common to Sections 19, 20, 29 and 30 bears the following five courses: North 00 degrees 41' 56" East 140.24 feet, North 05 degrees 09' 52" East 161.46 feet, North 00 degrees 56' 00" East 37.85 feet, North 00 degrees 16' 56" West 37.12 feet and South 37 degrees 31' 07" West 2152.45 feet, bearings and distances used to locate said section corner are from R.O.S. 6342; thence South 00 degrees 41' 56" West along said Westerly right of way line of Biehn Street 256.76 feet to a point on the Southerly right of way line of vacated Ashland Street as depicted on the plat of "Highway Addition to Klamath Falls, Oregon"; thence North 89 degrees 23' 40" West along said Southerly right of way line 277.70 feet; to the Easterly right of way line of Lakeport Boulevard; thence North 02 degrees 23' 49" East along said Easterly right of way line, said line also being the West line of those lands vacated by Volume 164, page 507, Deed Records of Klamath County, Oregon, 229.39 feet and North 02 degrees 03' 37" East 29.30 feet, to the said centerline of vacated A Street; thence South 89 degrees 00' 46" East along said vacated centerline 270.21 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 2/03/00, at 3:12 p.m.  
In Vol. M00 Page 3687  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>