

'02 MAR 27 PM 1:31

After Recording Return to:
Patrick G. Huycke
502 W. Main St., Suite 102
Medford, Oregon 97501

Until a change is requested,
all tax statements shall be
sent to the following address:
Klamath Falls Center, LLC
c/o C. A. Galpin
990 N. Phoenix Rd., Suite 105
Medford, OR 97504

K58414

WARRANTY DEED

JELD-WEN, INC., the surviving Oregon corporation as a result of a merger with TRENDWEST DEVELOPMENT COMPANY, an Oregon corporation, "Grantor", conveys and warrants to KLAMATH FALLS CENTER, LLC, an Oregon limited liability company, "Grantee", all of Grantor's right, title and interest in and to the following described property:

SEE EXHIBIT "A"

SUBJECT TO:

SEE EXHIBIT "B"

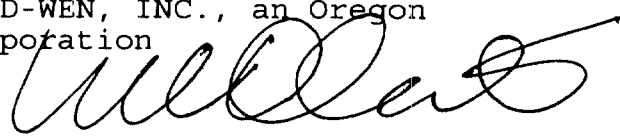
mg
Other value was given as part of the consideration for this transfer.

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.

Dated this 26th day of March, 2002.

JELD-WEN, INC., an Oregon Corporation

By



"Grantor"

K36

STATE OF OREGON)
) ss. March 26 , 2002
COUNTY OF OREGON)

Personally appeared Mark Blanchat, who, being duly sworn, did say he/she is the vice president of JELD-WEN, INC., an Oregon corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me:



Lynlee Dugan
Notary Public for Oregon
My Commission Expires: 9-23-05

Exhibit "A"
Property Description

JELD-WEN PARCELS 5A & 5B

A tract of land situated in the South One-Half of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Center Section line of said Section 1, which bears South 87°50'28" West, 99.47 feet from the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe; thence along said Center Section line North 89°50'28" East, 99.47 feet to said Center One-Quarter corner of Section 1; thence North 89°47'01" East, 297.66 feet; thence South 00°05'10" East, 1223.73 feet to a point of non-tangent curvature; thence along the arc of a 86.00 foot radius curve to the right, through a central angle of 48°31'38", an arc distance of 72.84 feet (the long chord of which bears North 73°16'18" West, 70.68 feet) to a point of tangency; thence North 48°53'39" West, 243.40 feet to a point of curvature; thence along the arc of a 110.00 foot radius curve to the right, through a central angle of 23°33'40", an arc distance of 45.23 feet (the long chord of which bears North 45°55'10" West, 44.92 feet) to a point of tangency; thence North 33°59'52" West, 59.81 feet to a point of curvature; thence along the arc of a 98.25 foot radius curve to the left, through a central angle of 38°45'40", an arc distance of 66.47 feet (the long chord of which bears North 51°56'47" West, 65.21 feet) to a point of tangency; thence North 90°00'00" West, 37.00 feet; thence North 00°00'00" East, 426.05 feet; thence North 13°37'28" East, 26.53 feet; thence North 00°00'00" East, 465.63 feet to the point of beginning

Said tract contains 9.928 acres, more or less.

A tract of land situated in the South One-Half of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe; thence along the Southerly line of Simmers Avenue, South 89°05'07" West, 282.94 feet; thence leaving said Southerly line, South 00°33'48" West, 785.98 feet to the True Point of Beginning; thence South 46°23'16" East, 189.57 feet; thence North 90°00'00" East, 84.73 feet to a point of curvature; thence along the arc of a 98.25 foot radius curve to the right, through a central angle of 38°45'40", an arc distance of 66.47 feet (the long chord of which bears South 51°56'47" East, 65.21 feet) to a point of tangency; thence South 33°59'52" East, 59.81 feet to a point of curvature; thence along the arc of a 110.00 foot radius curve to the left, through a central angle of 23°33'40", an arc distance of 45.23 feet (the long chord of which bears South 45°55'10" East, 44.92 feet) to a point of tangency; thence South 48°53'39" East, 243.40 feet to a point of curvature; thence along the arc of a 86.00 foot radius curve to the left, through a central angle of 48°31'38", an arc distance of 72.84 feet (the long chord of which bears South 73°16'18" East, 70.68 feet) to a point of non-tangency; thence South 00°05'10" East, 196.43 feet to a point of curvature; thence along the arc of a 170.00 foot radius curve to the right, through a central angle of 32°56'55", an arc distance of 97.76 feet (the long chord of which bears South 16°23'18" West, 96.42 feet) to a point of compound curvature; thence along the arc of a 45.00 foot radius curve to the right, through a central angle of 75°25'30", an arc distance of 59.24 feet (the long chord of which bears South 70°34'30" West, 55.05 feet) to a point on the Northeasterly right-of-way of the Klamath Falls-Lakeview Highway; thence along said Northeasterly right-of-way, North 46°09'38" West, 712.23 feet; thence leaving said Northeasterly right-of-way, North 00°33'48" East, 246.09 feet to the point of beginning.

Said tract contains 4.090 acres, more or less.

Exhibit "B"
Permitted Exceptions

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (No delinquent or unpaid liens and assessments as of the date of this deed.)
2. Any unpaid charges or assessments of the Enterprise Irrigation District. (No delinquent or unpaid liens and assessments as of the date of this deed.)
3. Rules, regulations and assessments of South Suburban Sanitary District. (No delinquent or unpaid liens and assessments as of the date of this deed.)
4. Limited access provisions contained in Deed from J. D. Finchum and Bonnie B. Finchum to the State of Oregon, by and through its State Highway Commission recorded November 30, 1972, in Volume M-72 on page 13764, Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. Modification of Indenture of access, including the terms and provisions thereof dated April 27, 1973, and recorded April 25, 1973, in Deed Volume M-73 on page 4912, Deed Records of Klamath County, Oregon.
5. An easement created by instrument, including the terms and provisions thereof;
Recorded: June 22, 1982, in M-82 on page 7939, records of Klamath County
Favor of: Fred W. Koehler, Jr., et al.
For: Robert J. Campbell, et al.
Affects: access and prescriptive right of way for canal
6. Truck Access, Secondary Access and Access, Drainage and Utility Easement as they affect Parcel Two and Three on Land Partition No. 42-01, filed in the office of the Klamath County Clerk, Klamath County, Oregon.