

04 JUN 29 PM 2:56



WTC-63488KR

Vol M04 Page 05637

After recording return to:
JELD-WEN, inc., an Oregon corporation
3250 Lakeport Blvd.
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 01/29/2004 2:56 p m
Vol M04 Pg 5637-38
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

JELD-WEN, inc., an Oregon corporation
3250 Lakeport Blvd.
Klamath Falls, OR 97601

Escrow No. MT63488-KR

STATUTORY WARRANTY DEED

ALEX T. CAMAILLE and LA RENA D. CAMAILLE, as tenants by the entirety, Grantor(s) hereby convey and warrant to JELD-WEN, inc., an Oregon corporation, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Lots 1, 2 and 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point which is East 230 feet from a point on the Northeasterly line of the right of way of that certain spur tract of the Southern Pacific Company known as "Hanks Spur", which is South 56° 31' East 11.24 chains from the quarter section corner of the West line of said Section 18; thence South 49° 03' East 3.79 chains to the Northeasterly line of the right of way of said spur tract; thence following the line of said spur right of way and 100 feet distant at right angles from the center line thereof the following courses and distances: South 64° 07' East 3.03 chains; South 60° 35' East 2.27 chains; South 57° 37' East 2.58 chains; South 54° 45' East 2.27 chains; South 52° 14' East 1.51 chains; South 50° 42' East 9.09 chains; South 49° 30' East 1.51 chains; thence West 1.14 chains to a point which is 50 feet distant at right angles from the centerline of said spur right of way; thence following the Northeasterly line of said spur right of way and 50 feet distant at right angles from the center line thereof, Southeasterly to an iron pin that is North 34° 23' West, a distance of 982.8 feet from the gas pipe monument marking the Northwest corner of "Pelican City" subdivision, said monument being North 89° 54' West a distance of 1995.5 feet from the Southeast corner of said Section 18; thence North 40° 37' East a distance of 149.8 feet to an iron pin on the Southwesterly right of way line of the Southern Pacific railroad; thence Northwesterly along the Southwesterly line of said right of way and 50 feet distance at right angles from the centerline thereof to a point that is East a distance of 8.25 chains from the point of beginning; thence West a distance of 8.25 chains, more or less, to the point of beginning.

LESS AND EXCEPT any portion lying within the Southern Pacific Railroad and the Southern Pacific Railroad Spur and Lakeport Boulevard.

Tax Account No.:3809-01800-01000-000

Key No.: 430956

PARCEL 2:

Beginning at a point 190 feet East of the quarter section corner on the West line of Section 18, Township 38 South, Range 9 East of the Willamette Meridian; thence East, 1110.78 feet, more or less, to the Westerly line of the right of way of the main line of the Southern Pacific Company; thence following the Westerly line of said right of way and 50 feet distant at right angles from the center line thereof the following courses and distances: South 8° 44' East 99.66 feet; South 11° 28' East, 99.66 feet; South 15° 48' East, 99.66 feet; South 19° 03' East, 99.66 feet; South 24° 00' East, 25.08 feet; thence leaving said right of way West 788.04 feet, more or less, to the Easterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur; thence along the right of way of said Hanks Spur and 100 feet distance at right angles from the centerline thereof, North 69° 10' West, 460.02 feet, more or less, to the Southeast corner of that certain tract of land more particularly described in deed from the Klamath Development Co., to P.C. Carlson, dated September 18, 1916, recorded December 9, 1916, in Deed Volume 46 at page 315, Records of Klamath County, Oregon; thence leaving the right of way of said Hanks Spur, North 245.52 feet, more or less, to the point of beginning, being a portion of Lots 2 and 3 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon;

26.0 AM

AND ALSO...

Beginning at a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur which is South 56° 32' East 741.84 feet from the quarter section corner on the West line of Section 18, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 230 feet; thence South 49° 03' East 250.14 feet, more or less, to the Northeasterly line of the right of way of said spur track; thence following the line of said right of way North 66° 58' West, 99.66 feet; North 69° 10' West 349.14 feet to the point of beginning, being a portion of Lot 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

Tax Account No.:3809-01800-01100-000

Key No.:

430974

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; an Easement created by instrument, subject to the terms and provisions thereof dated December 10, 1948 and recorded January 11, 1949 in Volume 228, page 12, Deed Records of Klamath County, Oregon in favor of The California Oregon Power Company for transmission and distribution of electricity; Grant of Right of Way, subject to the terms and provisions thereof dated March 22, 1957 and recorded March 28, 1957 in Volume 290, page 523, Deed Records of Klamath County, Oregon in favor of the California Oregon Power Company; and an easement created by instrument, subject to the terms and provisions thereof dated April 30, 1982 and recorded June 11, 1982 in Volume M82, page 7350, Microfilm Records of Klamath County, Oregon in favor of Pacific Power and Light Company for electric transmission line.

The true and actual consideration for this conveyance is ~~\$200,000.00~~ 1.00 and other valuable consideration.

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 27th day of January, 2004.


ALEX T. CAMAILLE


LA RENA D. CAMAILLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 27, 2004 by ALEX T. CAMAILLE and LA RENA D. CAMAILLE.


(Notary Public for Oregon)



My commission expires 11/16/2007