



MT - 63013 KR

Vol M04 Page 07139

THIS SPACE RESERVED FOR RECORDER'S USE

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

State of Oregon, County of Klamath  
 Recorded 02/05/2004 3:17 p m  
 Vol M04 Pg 7139-46  
 Linda Smith, County Clerk  
 Fee \$ 24.00 # 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. MT63013-KR

## STATUTORY WARRANTY DEED

**KLAMATH VENEER, INC., an Oregon corporation**, 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

Government Lots 2 and 4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, BUT EXCEPTING THEREFROM the Northerly and Northeasterly parts thereof deeded to R. W. Browning, et ux., by deed recorded in Deed Volume 210, page 321, Klamath County, Oregon. Also that part of Government Lot 3, Section 13, T38S, R8E of the Willamette Meridian which lies NE of the right of way of the Central Pacific Railway Company. TOGETHER WITH that portion of Parcel 1, Land Partition 35-98, conveyed to Klamath Veneer, Inc., an Oregon Corporation, to complete Property Line Adjustment 9-00, by Deed recorded June 2, 2000 in Volume M00, page 19996, being more particularly described as follows:

Commencing at the Southwest corner of the NE1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the South line of said NE1/4 NE1/4 of said Section 13, North 89° 37' 10" East 338.20 feet to a 5/8 inch iron rod; thence South 00° 22' 50" East 185.41 feet to a 5/8 inch iron rod which is the true point of beginning for this description; thence South 80° 41' 50" East 38.30 feet to a 5/8 inch iron rod; thence South 61° 49' 50" East 122.52 feet to a 5/8 inch iron rod; thence South 89° 37' 10" West 644.05 feet; thence North 11° 05' 34" East 54.41 feet to a 5/8 inch iron rod; thence North 75° 39' 14" East 132.52 feet; thence North 88° 12' 14" East 209.19 feet; thence South 80° 42' 14" East 152.23 feet to the true point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to Cynthia Bourgeau and Kriss Wessling to complete Property Line Adjustment 9-00, by Deed recorded June 2, 2000 in Volume M00, page 19998, being more particularly described as follows:

A parcel of land situated in the SW1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron rod marking the Southeast corner of Parcel 1 of Klamath County Land Partition 35-98 which bears South 72° 58' 30" West 873.82 feet from the center 1/4 corner of said Section 13; thence South 89° 37' 10" West 937.66 feet to 1/2 inch iron rod which is the true point of beginning for this description; thence continuing South 89° 37' 10" West 65.11 feet, more or less, to the mean high water line of Upper Klamath Lake; thence Southeasterly along said mean high water line 353 feet, more or less, to a 5/8 inch iron rod; thence North 11° 05' 34" East 101.70 feet; thence South 89° 37' 10" West 293.61 feet to the true point of beginning.

Tax Account No.: 3808-01300-00800-000

Key No.:

421706

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: The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Upper Klamath Lake, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof; Any adverse claim based upon the assertion that: A) Some portion of said land has been brought with the boundaries thereof by an avulsive movement of the Upper Klamath Lake or has been formed by accretion to any such portion. B) Some portion of said property has been created by deposit of artificial fill. And, excepting: C) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high/low water line of the Upper Klamath Lake. D) The right, title and interest of the State of Oregon in and to any portion lying below the high/low water line of Upper Klamath Lake; Agreement to raising and/or lowering the waters of Klamath Lake and release of damages, including the terms and provisions thereof between Dunn & Baker, an Oregon corporation, first party, The California Oregon Power Company, a corporation, second party, and California-Oregon Power Company, a corporation, third party, dated September 3, 1936, recorded September 15, 1936, Deed Volume 107, page 216, records of Klamath County, Oregon; and unrecorded leases and tenancies, if any.

26.10 AM

The true and actual consideration for this conveyance is ~~\$10,000.00~~ <sup>07140</sup> \$1.00 and other valuable consideration.

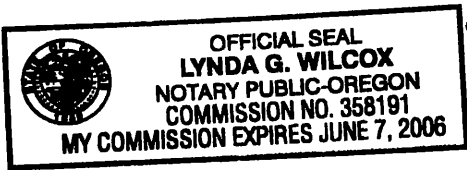
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 26<sup>th</sup> day of JANUARY, 2004.

KLAMATH VENEER, INC. an Oregon corporation  
BY: [Signature]  
GREGORY A. GASTON, SECRETARY-TREASURER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 26, 2004 by Greg Gaston, Secretary-Treasurer of KLAMATH VENEER, INC., an Oregon corporation.



[Signature]  
(Notary Public for Oregon)  
My commission expires 6/7/6

Unofficial Copy