

2005 MAR 20 PM 3:11

File 7163 001  
Drawing 10B-19-8

Vol M05 Page 37095

State of Oregon, County of Klamath  
Recorded 05/20/05 3:11 p m

Vol M05 Pg 37095-98

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

*Aspen 60387*  
**WARRANTY DEED**

**JELD-WEN, INC., an Oregon corporation**, Grantor, for the true and actual consideration of

\$18,325.00 does convey unto the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION**, Grantee, fee title to the property described as **Parcels 1 and 2 on Exhibit "A" dated November 1, 2004** attached hereto and by this reference made a part hereof.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

**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.**

RETURN TO AND TAX STATEMENT TO  
OREGON DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY SECTION  
355 CAPITOL STREET NE, ROOM 420  
SALEM OR 97301-3871

Map and Tax Lot #: 39-07-31-200 and 39-07-32-300

Property Address: OR Hwy 66  
Klamath Falls, OR 97601

*[Signature]*

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It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 6<sup>th</sup> day of May, 2005.

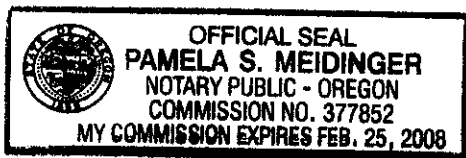
JELD-WEN, INC., an Oregon corporation

By [Signature]  
President Real Estate Manager

By [Signature]  
Corporate Secretary, Samuel D. Porter

STATE OF OREGON, County of Klamath

Dated May 6, 2005. Personally appeared Jason deVries  
and Samuel D. Porter, who, being sworn, stated that they are the Real Estate Manager President and Secretary of Jeld-Wen, Inc., an Oregon corporation, and that this instrument was voluntarily signed on behalf of the corporation by authority of its Board of Directors. Before me:



[Signature]  
Notary Public for Oregon  
My Commission expires 2-25-08

Accepted on behalf of the Oregon Department of Transportation

Mary E. Lamon

**Parcel 1 - Fee**

A parcel of land lying in the NE¼ of Section 31, Township 39 South, Range 07 East, W.M. Klamath County, Oregon and being a portion of that property described in that Bargain and Sale Deed to Jeld-Wen, Inc., recorded June 28, 1985 in Book M85, Page 9990, Klamath County Record of Deeds, said parcel being a strip of land variable in width lying on each side of the center line of the relocated Greensprings Highway, which center line is described as follows:

Beginning at Engineer's Equation Station 1497+71.0 P.T. feet Back equals 69+939.590 P.O.T. meters Ahead on the center line of the relocated Greensprings Highway, said station being 470.577 meters South and 1279.577 meters West of the quarter corner common to Sections 29 and 32, Township 39 South, Range 7 East, W.M.; thence South 66°29'06" East 61.626 meters; thence on a spiral curve left (the long chord of which bears South 68°38'00" East 89.949 meters) 90.000 meters; thence on a 400.000 meter radius curve left (the long chord of which bears South 80°12'05" East 101.244 meters) 101.516 meters; thence on a spiral curve left (the long chord of which bears North 88°13'50" East 89.949 meters) 90.000 meters; thence North 86°04'56" East 307.992 meters; thence on a spiral curve left (the long chord of which bears North 84°06'24" East 119.943 meters) 120.000 meters; thence on a 580.000 meter radius curve left (the long chord of which bears North 76°40'20" East 70.471 meters) 70.515 meters; thence on a spiral curve left (the long chord of which bears North 69°14'16" East 119.943 meters) 120.000 meters; thence North 67°15'44" East 132.237 meters to Engineer's center line Equation Station 71+033.476 P.O.T. meters Back equals 1575+10.42 feet Ahead.

The width in meters of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
69+939.590		70+192.732	15.000
70+192.732		70+282.732	15.000 in a straight line to 25.000
70+282.732		70+440.000	25.000

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EXHIBIT A - Page 2 of 2

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November 1, 2004

The width in meters of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center Line
69+939.590		70+100.000	20.000
70+100.000		70+132.776	20.000 in a straight line to 29.000
70+132.776		70+134.593	29.000 in a straight line to 20.000
70+134.593		70+192.732	20.000
70+192.732		70+282.732	20.000 in a straight line to 25.000
70+282.732		70+440.000	25.000

Bearings are based on County Survey No. 6982, filed May 19, 2004, Klamath County, Oregon.

This parcel of land contains 11,000 square meters, more or less outside the existing right of way.

#### **Parcel 2 – Fee**

A parcel of land lying in the NW¼ of Section 32, Township 39 South, Range 07 East, W.M. Klamath County, Oregon and being a portion of that property described in the Bargain and Sale Deed to Jeld-Wen, Inc., recorded June 28, 1985 in Book M85, Page 9990, in Klamath County Record of Deeds; said parcel being a strip of land variable in width lying on the southerly side of the center line of the relocated Greensprings Highway, which center line is described in Parcel 1.

The width in meters of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center Line
70+710.724		70+960.000	15.000

This parcel of land contains 218 square meters, more or less outside the existing right of way.